

FEE \$	10.00
TCP \$	0
SIF \$	292.50

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 79900



Your Bridge to a Better Community

BLDG ADDRESS 2163 FERNWOOD CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1877

TAX SCHEDULE NO. 2945-011-97-005 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOWLS TOTAL SQ. FT. OF EXISTING & PROPOSED 1877

FILING 3 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER O.P. Development LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction PATM

(1) ADDRESS 3695 Ridge Drive USE OF EXISTING BUILDINGS N/A 25 2001

(1) TELEPHONE 241-2373 DESCRIPTION OF WORK & INTENDED USE New Construction

(2) APPLICANT Monument Homes TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 759 Horizon Drive  
 (2) TELEPHONE 234-7700

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD Maximum coverage of lot by structures 8590

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW whichever is greater

Side 5' from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 21 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date May 10, 2001

Department Approval Glennie Edwards Date 6/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14070</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/25/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

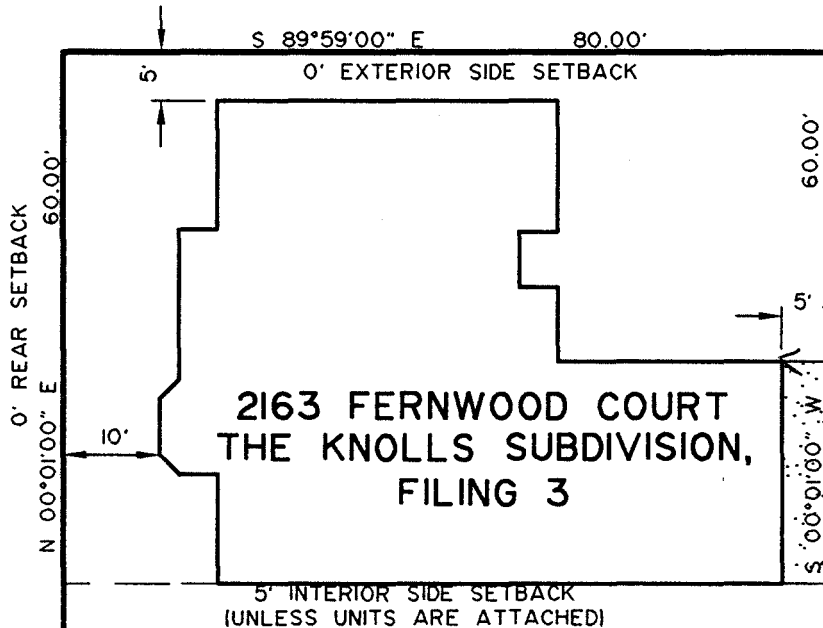
C:\3036\FK03\1030600-ZUREY\CWG\SITE\TEV\CWG.03/03/01 11:16:34 7M, FR/NCES

14' MULTI-PURPOSE AND IRRIGATION EASEMENT



SCALE: 1" = 20'

LOT 5



2163 FERNWOOD COURT  
THE KNOLLS SUBDIVISION,  
FILING 3

5' INTERIOR SIDE SETBACK  
(UNLESS UNITS ARE ATTACHED)

*Drive 24'*  
*24'*  
*15' DRIVE*

FERNWOOD CT.

LOT 3  
**ACCEPTED** *Ronnie 6/25/01*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Ronnie*  
*6-25-01*

14' MULTI-PURPOSE EASEMENT

LOT 2

JOB NO. 40030.00-20