

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 79216



Your Bridge to a Better Community

BLDG ADDRESS 2175 FERNWOOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1877

TAX SCHEDULE NO. 2945-011-97-004 SQ. FT. OF EXISTING BLDGS -0-

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

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

(1) OWNER OP DEVELOPMENT NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3695 RIDGE DRIVE USE OF EXISTING BUILDINGS NA

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

(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 237-7700

**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 35%

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

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

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

CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

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 MARCH 22, 2001

Department Approval [Signature] Date 3/30/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13846</u>
Utility Accounting	<u>Ch Marshall Cal</u>		Date <u>3/30/01</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)

14' MULTI-PURPOSE AND IRRIGATION EASEMENT

LOT 5

*Nisha Aragon 3/30/01*

ACCEPTED  
ANY CHANGE OF SETBACKS SHALL BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

LOT 4

S 89°59'00" E 80.00'

5' INTERIOR SIDE SETBACK  
(UNLESS UNITS ARE ATTACHED)

0' REAR SETBACK  
N 00°01'00" E 60.00'

2175 FERNWOOD COURT  
THE KNOLLS SUBDIVISION,  
FILING 3

S 00°01'00" W 60.00'  
0' FRONT SETBACK

17'

N 89°59'00" W 80.00'  
0' EXTERIOR SIDE SETBACK



SCALE: 1" = 20'

WIDTH MUST BE 14 FT OR GREATER  
BUT NO MORE THAN 30 FT

FERNWOOD CT.

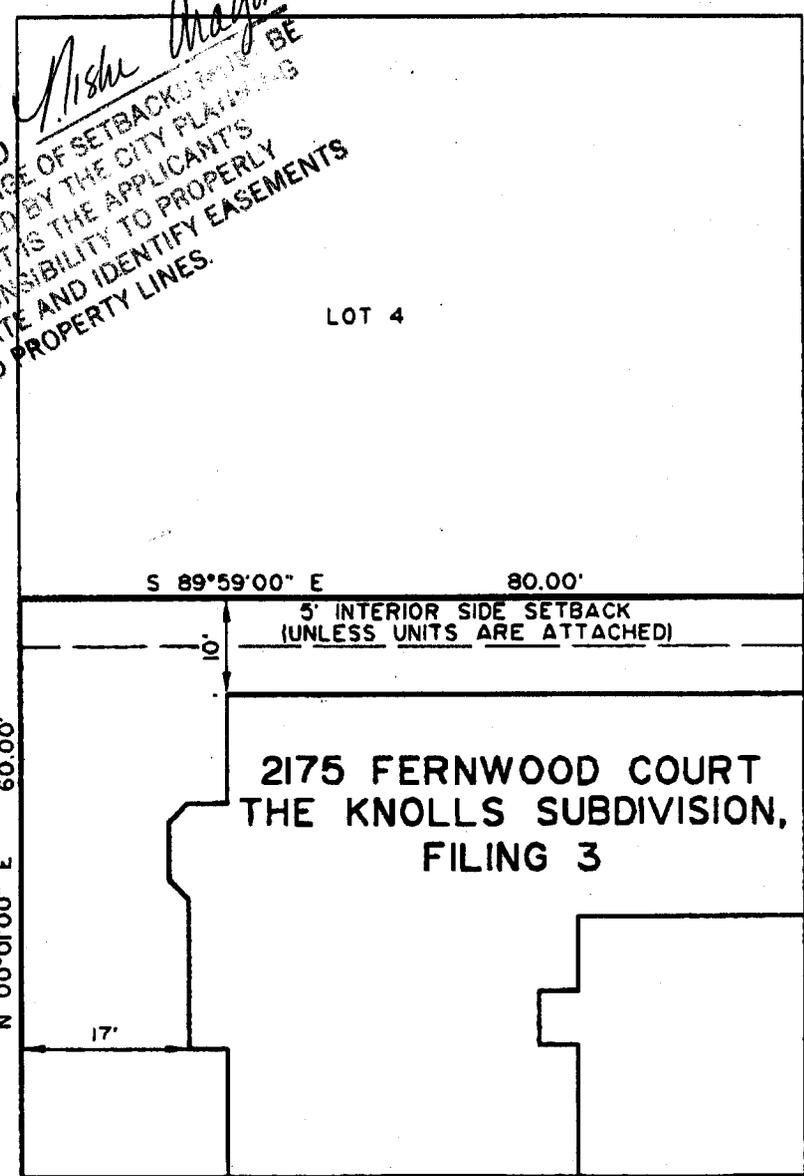
PROVIDE DIMENSIONS ON THIS SHEET BEFORE  
PLU ISSUED. DAD 3/29/01  
PC ISSUED.

LOT 2

14' MULTI-PURPOSE AND IRRIGATION EASEMENT

ACCEPTED  
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.

*Nisha Aragon 3/30/01*



SCALE: 1" = 20'

WIDTH MUST BE 14 FT OR GREATER  
BUT NOT MORE THAN 30 FT

FERNWOOD CT.

PROVIDE DIMENSIONS ON THIS SHEET BEFORE  
PC ISSUED. *Doc 3/29/01*

14' MULTI-PURPOSE AND IRRIGATION EASEMENT

*Nisha Aragon 3/30/01*

ACCEPTED  
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.

LOT 4

LOT 5

S 89°59'00" E 80.00'

5' INTERIOR SIDE SETBACK  
(UNLESS UNITS ARE ATTACHED)

2175 FERNWOOD COURT  
THE KNOLLS SUBDIVISION,  
FILING 3

0' REAR SETBACK  
N 00°01'00" E 60.00'

17'

S 00°01'00" W 60.00'  
0' FRONT SETBACK

N 89°59'00" W 80.00'  
0' EXTERIOR SIDE SETBACK

N



SCALE: 1" = 20'

WIDTH MUST BE 14 FT OR GREATER  
BUT NO MORE THAN  
30 FT

FERNWOOD CT.

PROVIDE DIMENSIONS ON THIS SHEET BEFORE  
PC ISSUED. DAD 3/29/01

LOT 2