

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 75398



Your Bridge to a Better Community

BLDG ADDRESS 2280 FEENWOOD CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1877A
TAX SCHEDULE NO. 2945-011-97-008⁰¹¹ SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 1
FILING 3 BLK 3 LOT 10 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER OP DEVELOPMENT LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 3695 Ridge Drive USE OF EXISTING BUILDINGS New Construction
(1) TELEPHONE 241-2373 DESCRIPTION OF WORK & INTENDED USE New Single Family
(2) APPLICANT Monument Homes TYPE OF HOME PROPOSED:
(2) ADDRESS 759 Horizon Drive Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 234-7700 Other (please specify) _____

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 3'0" from PL, Rear 20' 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 JANUARY 17, 2001
Department Approval [Signature] Date 1/25/01

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>13677</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/25/01</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)

1/25/01

ACCEPTED *C. Faye Gibson*
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.

N



SCALE: 1" = 20'

FERNWOOD CT.

2262 FERNWOOD COURT
THE KNOLLS SUBDIVISION,
FILING 3

2280 FERNWOOD COURT
THE KNOLLS SUBDIVISION
FILING 3

PROVIDE DRIVE
DIMENSIONS

DAL
1/19/01

JOB NO. 40030.00-18

Land Projects: R041030.00-18.dwg, 01/19/01, 09:26:50 AM, BRAD

198.49'

S 05°39'40" W

S 16°49'00" W
60.00'

S 73°11'00" E
85.00' 75.00'

5' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)

0' REAR SETBACK
S 16°49'00" W 60.00'

0' FRONT SETBACK

0' EXTERIOR SIDE SETBACK

22.88'

N 73°11'00" W

2.66' 85.00'

10.67'

120.00'

60.00'

N 16°49'00" E

60.00'

75.00'