

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 79898



Your Bridge to a Better Community

BLDG ADDRESS 3510 Hollow Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2157

TAX SCHEDULE NO. New File SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2157

FILING 4 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 759 HORIZON DR. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE New Single Fam

(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 3590

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

Side 10' 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 MAY 15, 2001

Department Approval [Signature] Date 5/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13983</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/25/01</u>		

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

HOLLOW COURT

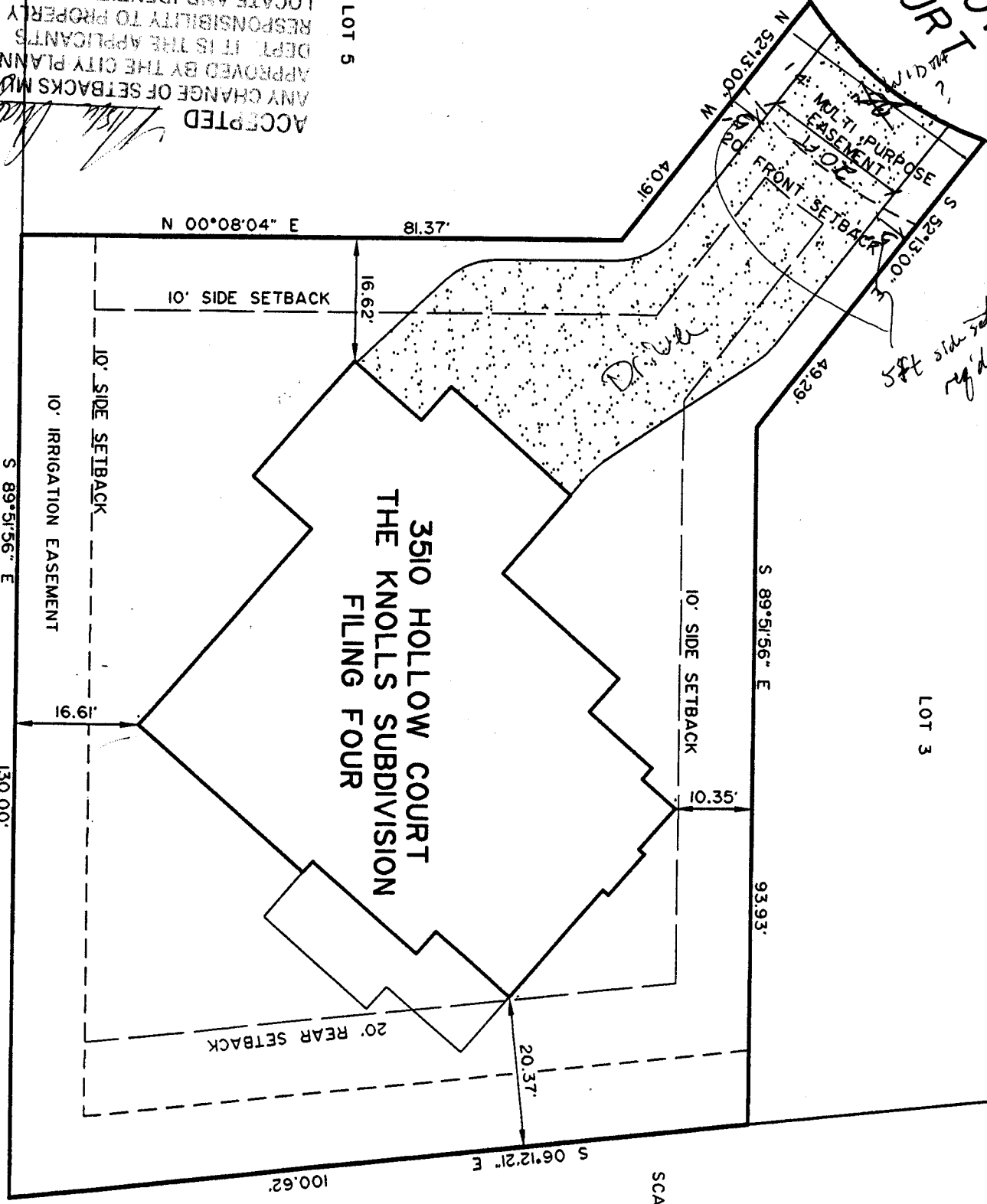
DRIVE OK  
AS AMENDED  
5/25/01  
DMD

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

*John Wagner 5/25/01*

LOT 5

LOT 3



*5ft side setback  
reg'd*



SCALE: 1" = 20'