

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

PLANNING CLEARANCE

BLDG PERMIT NO. 82188

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2302 KNOLL CIR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2080

TAX SCHEDULE NO. 2945-D11-93-008 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2080

FILING 3 BLK 2 LOT 6

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Monument Homes
 (1) ADDRESS 759 HORIZON DRIVE
 (1) TELEPHONE 234-7700
 (2) APPLICANT Monument Homes
 (2) ADDRESS 759 HORIZON DRIVE
 (2) TELEPHONE 234-7700

USE OF EXISTING BUILDINGS New Construction
 DESCRIPTION OF WORK & INTENDED USE New Single Family

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 (PR 2.7) Maximum coverage of lot by structures _____

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 _____ 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 November 1, 2001

Department Approval [Signature] Date 11/6/01

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>14361</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>11/6/01</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)

LOT 1
BLOCK 2
FILING 2

LOT 1
BLOCK 2
FILING 3

LOT 2
BLOCK 2
FILING 3

S 89°57'11" E

110.00'

7.5' IRRIGATION EASEMENT

33.17'

20' REAR SETBACK

15.00'

10' SIDE SETBACK

24.33'

15.00'

LOT 5

LOT 1
BLOCK 2
FILING 2

N 00°00'59" E

2302 KNOLL CIRCLE
THE KNOLLS, FILING 3

10' SIDE SETBACK

S 00°00'59" W

DRIVE OK
SH
11/6/01

12'

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

23.50'
26'

S 89° 57'11" E

110.00'

KNOLL CIRCLE

ACCEPTED *C. J. ...*
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 1
BLOCK 4
FILING 2

LOT 13
BLOCK 1
FILING 3

LOT 12
BLOCK 1
FILING 3

10-31-01

108 NO. 1070 00 70