

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

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

BLDG PERMIT NO. 82402



Your Bridge to a Better Community

BLDG ADDRESS 2190 2208 Piazza Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2945-014-07-000 004 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2200

FILING 4 BLK 1 LOT 84 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 DRIVE USE OF EXISTING BUILDINGS New Single Family

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

(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 FD 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 November 11, 2001

Department Approval [Signature] Date 11/20/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14386</u>
Utility Accounting	<u>Kate Elsbury</u>		Date <u>11/20/01</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)

ACCEPTED *C.J. 11/20/01*
Four Wilson
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'

N 89°10'33" E 95.34'

10' IRRIGATION EASEMENT

31.71'

20' REAR SETBACK

N 07°16'45" W

14.25'

10' SIDE SETBACK

110.11'

116.12'

10' SIDE SETBACK

N 03°31'25" E

10'

10'

LOT 5
BLOCK 1

2190 PIAZZA WAY
THE KNOLLS SUBDIVISION
FILING 4

LOT 3
BLOCK 1

28+-

?

25.0'

25' GRAND VALLEY
PROJECT EASEMENT

14' MULTI-PURPOSE
EASEMENT

L = 102.50'

DRIVE OK

Dand Bl
11/20/01

PIAZZA WAY

LOT 2
BLOCK 2

LOT 1
BLOCK 2

JOB NO. 4030.00-37