

FEE \$ <u>10.00</u>
TCP \$ <u>    </u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 81999



Your Bridge to a Better Community

BLDG ADDRESS 2255 PIAZZA Way SQ. FT. OF PROPOSED BLDGS/ADDITION 3259  
 TAX SCHEDULE NO. 2945-014-52-003 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 3259  
 FILING 4 BLK 3 LOT 3 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 N/A  
 (1) TELEPHONE 234-7700 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)  
 (2) TELEPHONE 234-7700  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 PO Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 See VAR-2001-210 for Approval  
 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 October 18, 2001  
 Department Approval [Signature] Date 10/22/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14-325</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-22-01</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)

TRACT A

LOT 1

PIAZZA WAY

N 88°45'05" E  
19.28'

EXTEND HOUSE  
1-FT. INTO FRONT  
SETBACK

89.44'

14' MULT-PURPOSE EASEMENT

20'

26.02'

20' FRONT SETBACK

LOT 4

2255 PIAZZA WAY  
THE KNOLLS SUBDIVISION  
FILING 4

10' SIDE SETBACK

S 04°17'21" E  
157.59'

10' SIDE SETBACK

S 08°44'00" E

LOT 2

35.7'

N



SCALE: 1" = 20'

20' REAR SETBACK

34.39'

10' IRRIGATION EASEMENT

36.88'

N 89°58'38" E

77.01'  
N 76°59'27" E

ACCEPTED *Cheryl Gibson* 10/22/01  
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.

10-18-01  
JOB NO. 4030.00.35