

FEE \$	10
TCP \$	500
SIF \$	292 802

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

BLDG PERMIT NO. 80367



Your Bridge to a Better Community

BLDG ADDRESS 3550 PIAZZA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2720

TAX SCHEDULE NO. NEW FILE 2945-011-97-005 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2720

FILING 4 BLK 4 LOT 1

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

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

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE PAID New Single Family

TYPE OF HOME PROPOSED: JUN 25 2001  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(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

**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 35%

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).

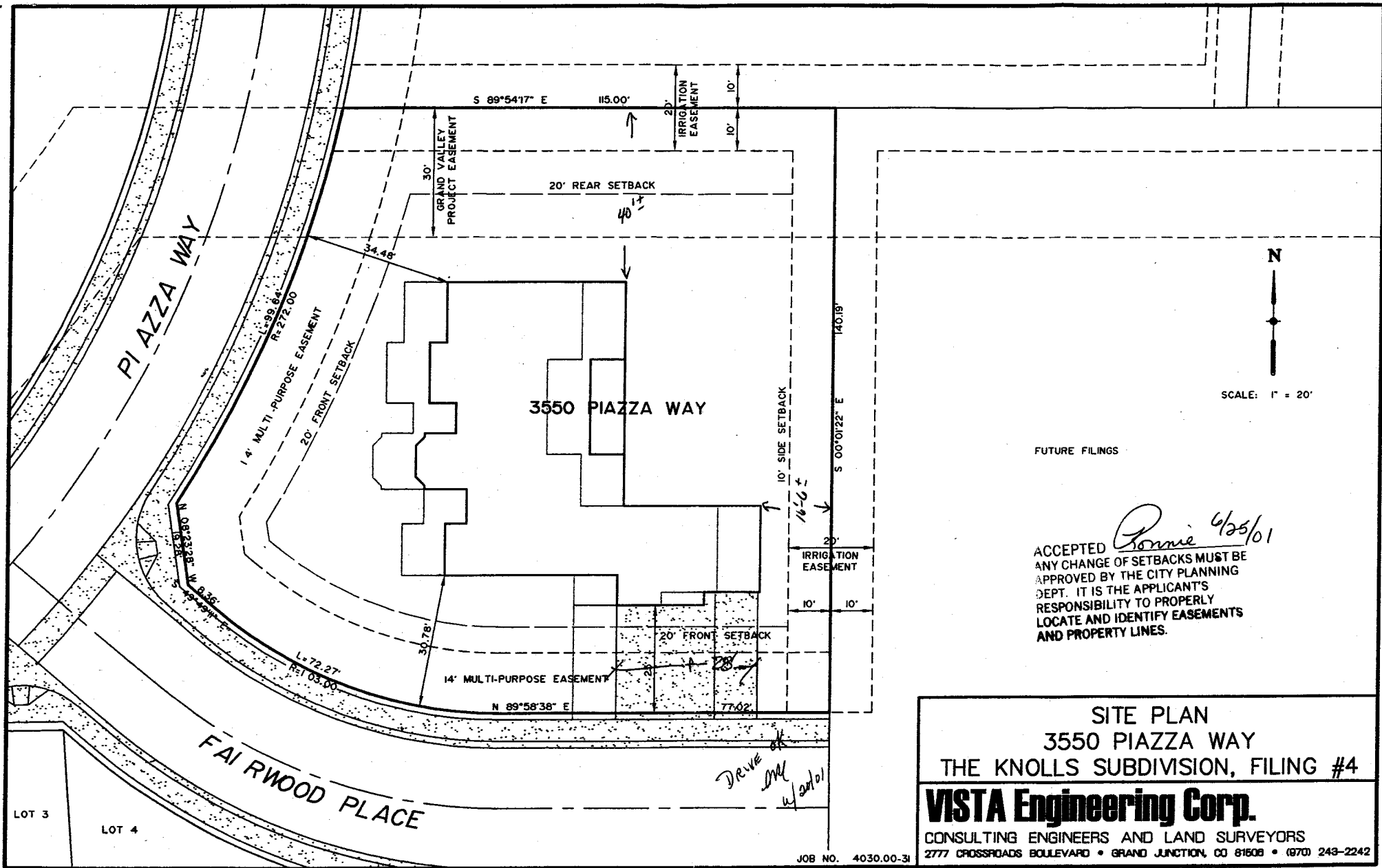
Applicant Signature [Signature] Date June 13, 2001

Department Approval Ronnie Edwards Date 6/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14073</u>
Utility Accounting	<u>A Beusley</u>	Date	<u>6/25/01</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)



SCALE: 1" = 20'

FUTURE FILINGS

ACCEPTED *Ronnie 6/25/01*  
 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.

SITE PLAN  
 3550 PIAZZA WAY  
 THE KNOLLS SUBDIVISION, FILING #4

**VISTA Engineering Corp.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81508 • (970) 243-2242

JOB NO. 4030.00-31

*Drewn ok  
 ML  
 6/25/01*