

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

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

BLDG PERMIT NO. 79603



(a)

Your Bridge to a Better Community

BLDG ADDRESS 3604 Piazza Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2741

TAX SCHEDULE NO. New Filing 2945-014-01-001 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2741

FILING 4 BLK 4 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction PAID
APR 27 2001

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

(1) ADDRESS 759 HORIZON DRIVE USE OF EXISTING BUILDINGS New Single Family

(1) TELEPHONE 243-7700 DESCRIPTION OF WORK & INTENDED USE New Const.

(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 243-7700

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 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 _____

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).

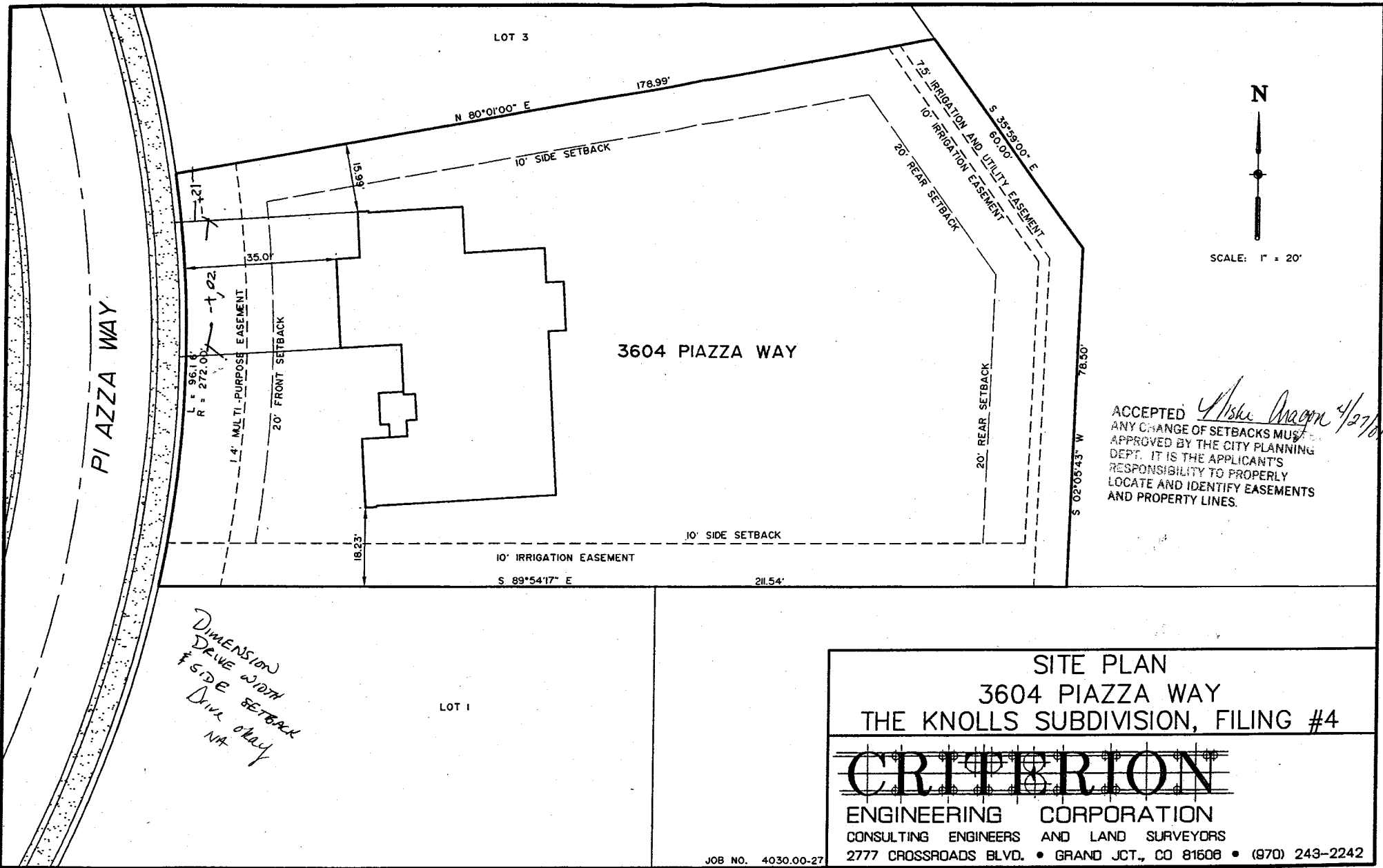
Applicant Signature [Signature] Date April 25, 2001

Department Approval [Signature] Date 4/27/01

Additional water and/or sewer tap fee(s) are required:	YES <u>—</u>	NO	W/O No. <u>13936</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/27/01</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)



SITE PLAN
 3604 PIAZZA WAY
 THE KNOLLS SUBDIVISION, FILING #4

CRITERION
 ENGINEERING CORPORATION
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BLVD. • GRAND JCT., CO 81606 • (970) 243-2242

JOB NO. 4030.00-27