

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 79399



Your Bridge to a Better Community

BLDG ADDRESS 3614 Piazza Way SQ. FT. OF PROPOSED BLDGS/ADDITION 3604  
 TAX SCHEDULE NO. New File 29KB-014-01-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 3604  
 FILING 4 BLK 4 LOT 4  
 NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 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 Single Family  
 DESCRIPTION OF WORK & INTENDED USE New Construction  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC) **PATD**  
 Manufactured Home (HUD) **APR 12 2001**  
 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 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).

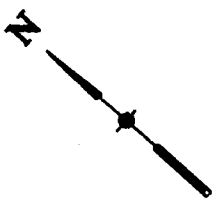
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date April 11, 2001  
 Department Approval [Signature] Ronnie Edwards Date 4-12-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13894</u>
Utility Accounting	<u>[Signature] Li Beusley</u>		Date <u>4/12/01</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'

S 54°34'00" E  
40.00'

S 35°59'00" E  
97.00'

7.5' IRRIGATION AND UTILITY EASEMENT  
10' IRRIGATION EASEMENT

20' REAR SETBACK

32.6'

34.38'

N 40°26'00" E

10' SIDE SETBACK

3614 PIAZZA WAY  
THE KNOLLS SUBDIVISION  
FILING FOUR

LOT 5

LOT 3

10' SIDE SETBACK

132.33'

N 60°01'00" E

21.64'

127.81'

20' FRONT SETBACK

16.33'

14' MULTI-PURPOSE EASEMENT

25.5'

*Ronnie #12/01*  
L = 91.66'

*Drive 30' ±*

*16' ±*

ACCEPTED  
ANY CHANGE OF DISTANCES MUST BE  
APPROVED BY THE COUNTY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

PIAZZA WAY

*DRIVE OK*  
*GH*  
*4/12/01*