

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

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

BLDG PERMIT NO. 84560



Your Bridge to a Better Community

BLDG ADDRESS 2227 CORTINA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2305

TAX SCHEDULE NO. 2945-014-50-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2305

FILING 5 BLK N/A LOT 8

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

(1) TELEPHONE 234-7700 USE OF EXISTING BUILDINGS New Construction

(2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK & INTENDED USE ↓

(2) ADDRESS 759 HORIZON DRIVE TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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 100%

SETBACKS: Front 0' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 21 ANNEX# _____

EPP-2000215

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 MAY 13, 2002

Department Approval [Signature] Date 5-16-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>14926</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/12/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

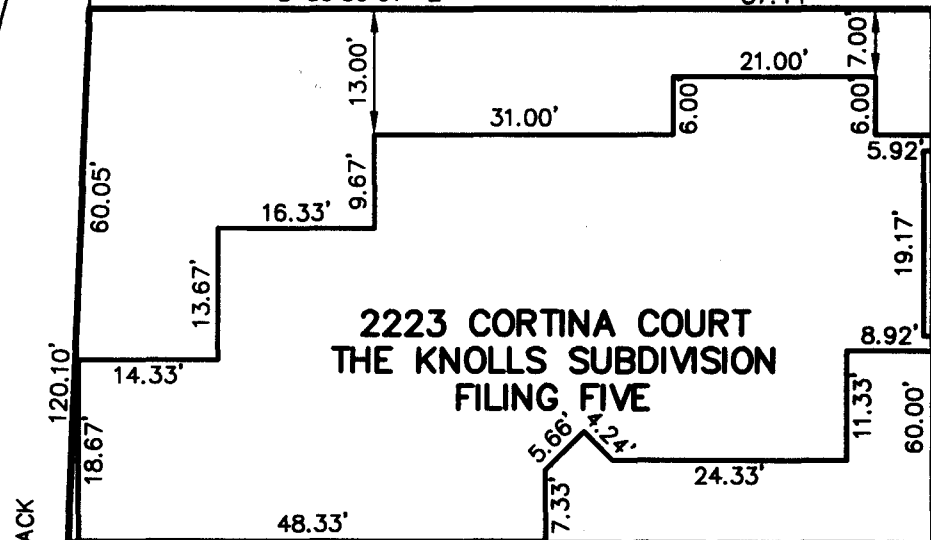
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED 5/15/02
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.

~POND~

0' EXTERIOR SIDE SETBACK

S 89°59'01" E 87.44'



2223 CORTINA COURT
THE KNOLLS SUBDIVISION
FILING FIVE

5' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)

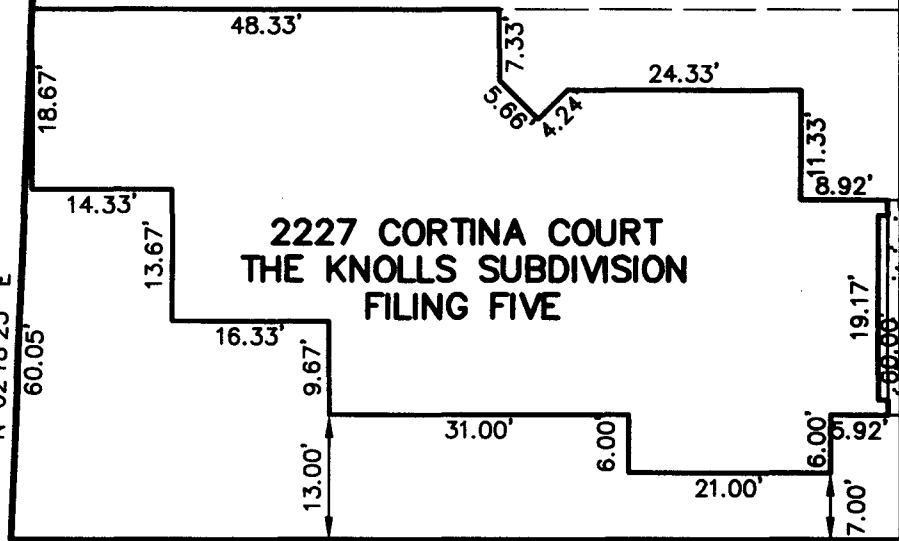
S 89°59'01" E 89.84'

0' REAR SETBACK

N 02°18'25" E



SCALE: 1" = 20'



2227 CORTINA COURT
THE KNOLLS SUBDIVISION
FILING FIVE

S 89°59'01" E 92.24'

0' EXTERIOR SIDE SETBACK

S 00°00'59" W

20' SANITARY SEWER
EASEMENT

Drive OK
EH
5/16/02