

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

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

BLDG PERMIT NO. 86416



BLDG ADDRESS 2241 - COCTINA COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 2080

TAX SCHEDULE NO. 2945-014-50-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOWLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2080

FILING 5 BLK NA LOT 9

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

(1) OWNER MONUMENT HOMES  
 (1) ADDRESS 759 HORIZON DRIVE  
 (1) TELEPHONE 234-7700

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT MONUMENT HOMES  
 (2) ADDRESS 759 HORIZON DRIVE  
 (2) TELEPHONE 234-7700

DESCRIPTION OF WORK & INTENDED USE New Construction

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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 PD Maximum coverage of lot by structures 100%

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' (per bldg envelope) from PL, Rear \_\_\_\_\_ from PL  
 Permanent Foundation Required: YES  NO

Maximum Height 32' Parking Req'mt 2

Special Conditions \_\_\_\_\_

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 September 23, 2002

Department Approval [Signature] Date 9-26-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15328</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/26/02</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)

9-26-02  
**ACCEPTED** *Gayle Henderson*  
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.

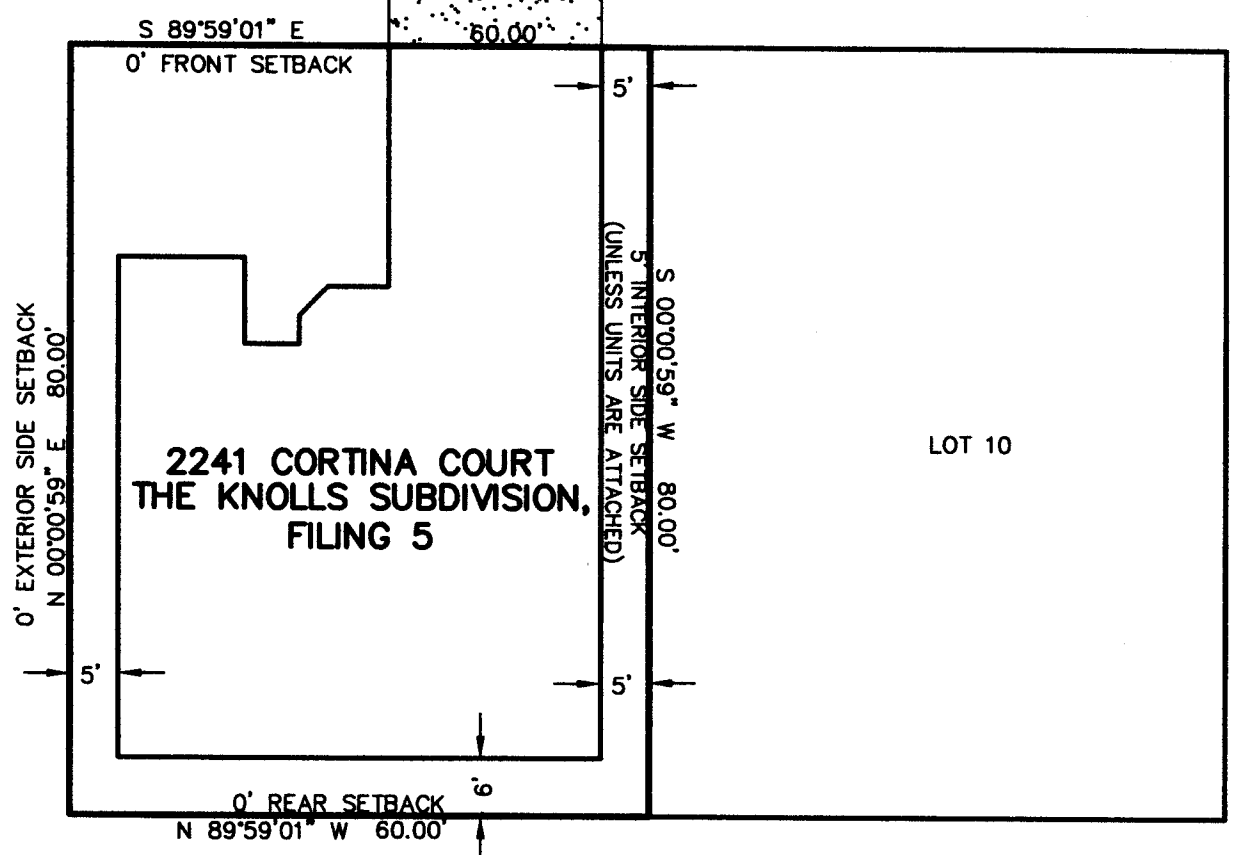
CORTINA COURT

14' MULTI-PURPOSE EASEMENT



*30' MAX*  
*see*  
*cc*  
*9/24/02*

20' SANITARY SEWER EASEMENT



TRACT A  
KNOLLS SUBDIVISION, FILING 5

10' IRRIGATION EASEMENT

SCALE: 1" = 20'  
DATE: 9-5-02  
JOB NO. 4030.00-52