

FEE \$	10.00
TCP \$	450.00
SIF \$	292.00

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

BLDG PERMIT NO. 84923



Your Bridge to a Better Community

BLDG ADDRESS 2247 CORTINA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1877

TAX SCHEDULE NO. 2945-014-50-010 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOWLS TOTAL SQ. FT. OF EXISTING & PROPOSED 1877

FILING 5 BLK 0 LOT 10

(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) ADDRESS 759 HORIZON DRIVE NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 234-7700 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK & INTENDED USE New Single Family

(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 \_\_\_\_\_

is Site Plan 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 6/6/02

Department Approval [Signature] Date 6/17/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15029</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/17/02</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)

*What is this?*  
*Show lot line and drive, if in place, for Lot 9*

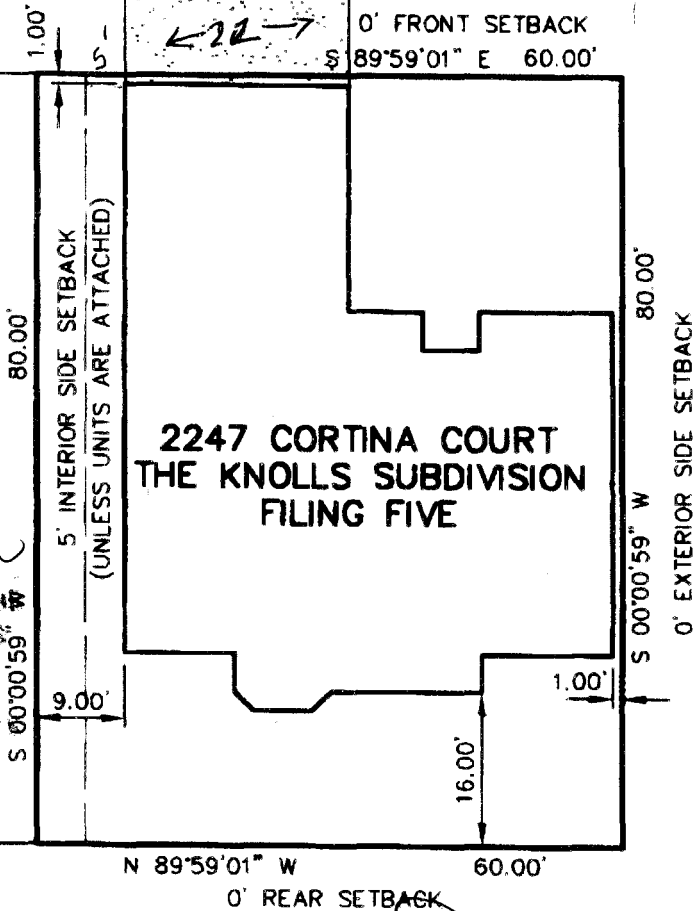
CORTINA COURT

←22→ 0' FRONT SETBACK  
S 89°59'01" E 60.00'

LOT 9

LOT 11

2247 CORTINA COURT  
THE KNOLLS SUBDIVISION  
FILING FIVE



ACCEPTED *C. Faye Gibson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Drive*  
*6-17-02*