

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

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

BLDG PERMIT NO. 83930



Your Bridge to a Better Community

BLDG ADDRESS 2250 CORTINA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3300

TAX SCHEDULE NO. 2945-01-50-004 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOWLS TOTAL SQ. FT. OF EXISTING & PROPOSED 3300

FILING 5 BLK 0 LOT 4 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 Haringer USE OF EXISTING BUILDINGS New Single Family

(1) TELEPHONE 203-4022 DESCRIPTION OF WORK & INTENDED USE New

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 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 4/3/02

Department Approval [Signature] Date 4/5/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>14727</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-5-02</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)

N



SCALE: 1" = 20'

0' REAR SETBACK
N 81°59'06" E 65.00'

8.00'

ACCEPTED 4/5/02
Faye Wilson
EXCHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

0' EXTERIOR SIDE SETBACK
S 08°00'54" E 92.00'

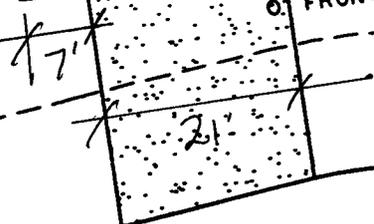
2250 CORTINA COURT
THE KNOLLS SUBDIVISION
FILING FIVE

S 08°00'54" E 92.00'
UNLESS UNITS ARE ATTACHED
S INTERIOR SIDE SETBACK

LOT 3

6.00'

S 81°59'06" W 65.00'
0' FRONT SETBACK



14' MULTIPURPOSE EASEMENT

DRIVE OK
4/5/02 SA

CORTINA COURT

3-12-02
JOB NO. 4030.00-43