

FEE \$	10.00
TCF \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 84261



Your Bridge to a Better Community

BLDG ADDRESS 2262 CORONA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 5100~~X~~

TAX SCHEDULE NO. 2945-011-50-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 5100~~X~~

FILING 5 BLK / LOT 3

(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 40% 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't 2

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

Maximum Height 5' if not attached CENSUS 10 TRAFFIC 21 ANN# \_\_\_\_\_  
max height - 32'

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 4/24/02

Department Approval [Signature] Date 4/30/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>1482</u>
Utility Accounting	<u>P. Bensey</u>	Date	<u>4/30/02</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



TO scale

4/30/02

*Clay Wilson*

ACCEPTED 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

SCALE: 1" = 20'

0' REAR SETBACK  
N 81°59'06" E 65.00'

15.00'

6.00'

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

LOT 4

*Dimensions/offsets?*

2262 CORTINA COURT  
THE KNOLLS SUBDIVISION  
FILING 5

S 08°00'54" E  
INTERIOR SIDE SETBACK  
LUM. ESS. UNITS ARE ATTACHED  
92.00'

6.00'

S 81°59'06" W 65.00'  
0' FRONT SETBACK

*+- 20'*

14' MULT-PURPOSE EASEMENT

*Wilson*  
*B.P.*

FAIRWOOD COURT