

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

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

BLDG PERMIT NO. 86473



Your Bridge to a Better Community

BLDG ADDRESS 2271 COERTINA COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 2500

TAX SCHEDULE NO. 2945-011-50-015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2500

FILING 5 BLK N/A LOT 15 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 USE OF EXISTING BUILDINGS New Single Family

(1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE _____

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

(2) ADDRESS 759 HORIZON DRIVE

(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 5' 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 9/20/02

Department Approval [Signature] Date 10/3/02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>15353</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/4/02</u>

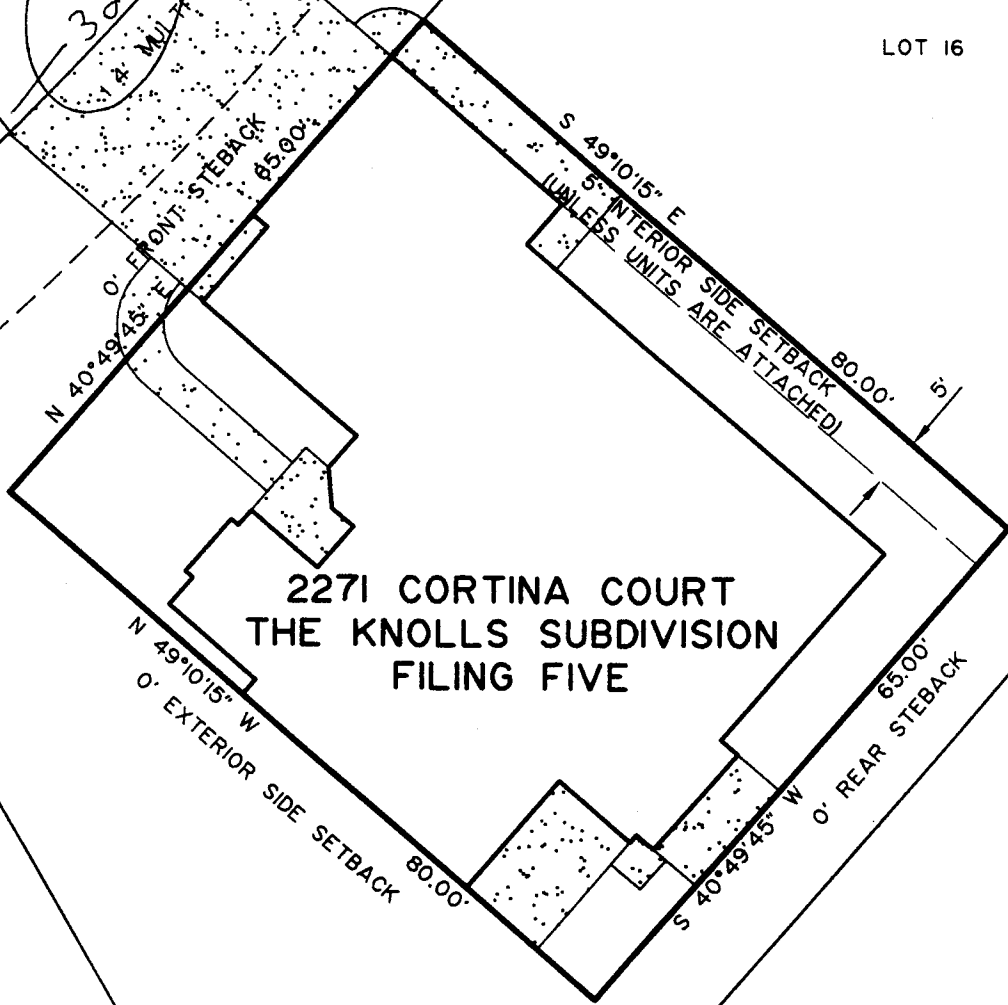
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

CORTINA COURT
30' MAX
14' MULTI-PURPOSE EASEMENT

ok
as noted
all 9/27/02

LOT 16



2271 CORTINA COURT
THE KNOLLS SUBDIVISION
FILING FIVE

LOT 14

10/3/02
ACCEPTED *C. Faye Gibson*

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'