


FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 87573



Your Bridge to a Better Community

BLDG ADDRESS 3525 Hollow Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3000

TAX SCHEDULE NO. 2945-014-51-007 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 3000

FILING 4 BLK 2 LOT 7

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 DR.

(1) TELEPHONE 234-7700

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT MONUMENT HOMES

(2) ADDRESS 759 HORIZON DR.

(2) TELEPHONE 234-7700

DESCRIPTION OF WORK & INTENDED USE New Sing. Fam.

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 3590

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 10' from PL, Rear 20' 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 12/18/02

Department Approval [Signature] Date 12/26/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

27 1/2 ROAD

SCALE: 1" = 20'



TRACT C

N 02°06'59" E

N 00°00'59" E

91.89'

20' REAR SEBACK

37.99'

16.54'

63.17'

S 89°51'56" E

10' SIDE SETBACK

10' SIDE SETBACK

S 89°51'56" E

152.00'

10.46'

GATE

LOT 6

LOT 8

3525 HOLLOW COURT
THE KNOLLS SUBDIVISION
FILING 4

DRIVE OK

2H

12/23/02

10' SIDE SETBACK

20' FRONT SETBACK

N 55°08'00" E

26.46'

45.42'

13.65'

12.38'

S 00°00'59" W

HOLLOW COURT

ACCEPTED *Gayle Wilson*
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

12/26/02

DATE: 11-21-02
JOB NO. 4030.00-55

LOT 5