

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

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

BLDG PERMIT NO. 83701



Your Bridge to a Better Community

BLDG ADDRESS 3528 Hollow Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3000

TAX SCHEDULE NO. 2945-014-51-00 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 3000

FILING 4 BLK 2 LOT 2

(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 New Single Family

(2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK & INTENDED USE _____

(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 3590

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 21 ANNEX# _____

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 _____

Department Approval [Signature] Date 3/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14694</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/29/02</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)

DRIVE OK
SH 3/27/02

PIAZZA WAY

ACCEPTED *3/25/02*
Cheryl Nelson

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S NAME AND ADDRESS MUST BE PROPERLY SHOWN AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 20'

LOT 1

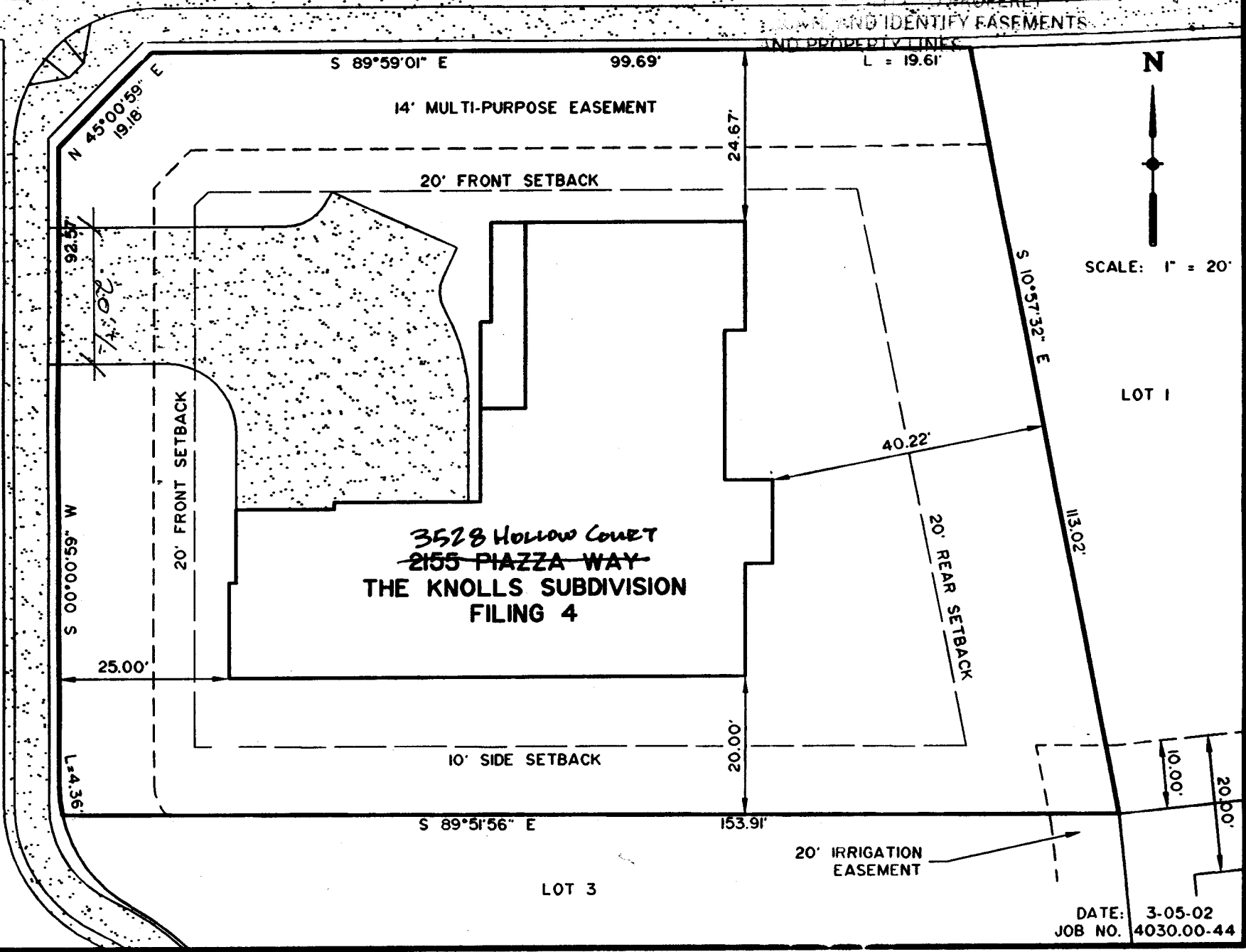
HOLLOW COURT

3528 Hollow Court
~~2155 PIAZZA WAY~~
THE KNOLLS SUBDIVISION
FILING 4

LOT 3

20' IRRIGATION EASEMENT

DATE: 3-05-02
JOB NO. 4030.00-44



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