

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 816901



Your Bridge to a Better Community

BLDG ADDRESS 2314 KNOW CIR SQ. FT. OF PROPOSED BLDGS/ADDITION 3000

TAX SCHEDULE NO. 2945-011-99-007 SQ. FT. OF EXISTING BLDGS -0-

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

FILING 3 BLK 2 LOT 5

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 DR

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 234-7700

DESCRIPTION OF WORK & INTENDED USE Now Sing Fam.

(2) APPLICANT MONUMENT HOMES

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 759 HORIZON DRIVE

Manufactured Home (HOB)
 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 _____

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 Wet bar in basement is okay. Not a kitchen

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 10/22/02

Department Approval [Signature]

Date 10/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15431</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/29/02</u>		

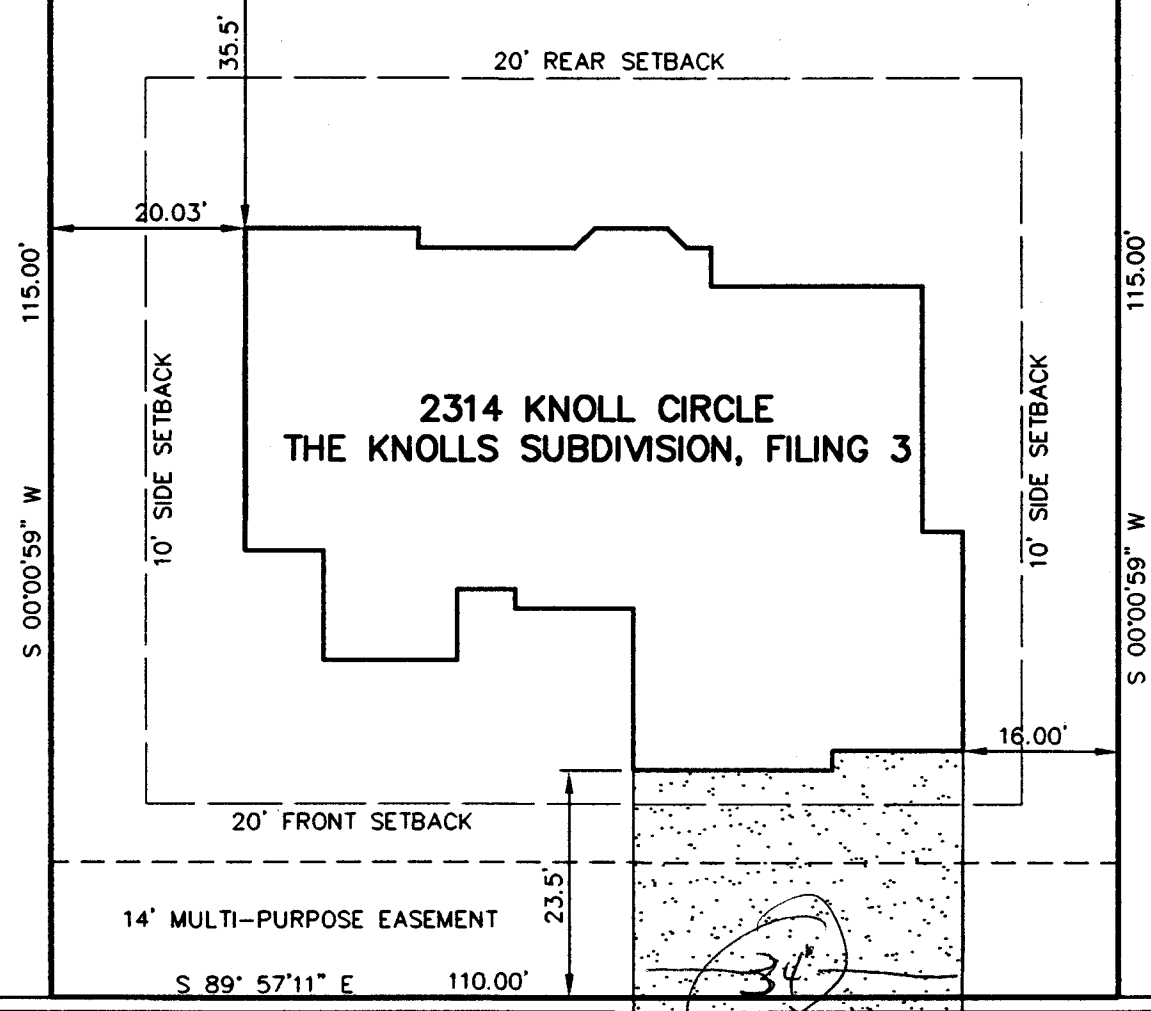
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Alaska *10/29/02*
LOT 2
BLOCK 2
FILING 3

LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES
S 89° 57' 11" E 110.00'

7.5' IRRIGATION EASEMENT



1" = 20'

KNOLL CIRCLE

30' max

OK as noted
10/25/02

LOT 12
BLOCK 1
FILING 3

LOT 11
BLOCK 1
FILING 3

10-14-02
JOB NO. 4030.00-41