

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

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

BLDG PERMIT NO. 83885



Your Bridge to a Better Community

BLDG ADDRESS 2296 Knoll Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 0 2262  
 TAX SCHEDULE NO. 2945-011-98-002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2262  
 FILING 3 BLK 1 LOT 1 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 None  
 (1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE Single Family  
 (2) APPLICANT Monument Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 759 Horizon Drive  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 234-7700  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure locations, 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) 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 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 4/1/02  
 Department Approval [Signature] Date 4/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14722</u>
Utility Accounting <u>T. Bousley</u>	Date <u>4/4/02</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)

# CORTLAND AVENUE

S 89°57'11" E 100.00'

EASEMENT GRANTED TO THE GRAND VALLEY PROJECT AND THE CITY OF GRAND JUNCTION

15' MULTI-PURPOSE EASEMENT

20' REAR SETBACK

22.45'

16.30'

4/4/02

ACCEPTED BY FOUR COUNCIL MEMBERS  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 1  
BLOCK 1  
FILING 2

2296 KNOLL CIRCLE  
THE KNOLLS SUBDIVISION  
FILING THREE

LOT 2  
BLOCK 1  
FILING 3

N



SCALE: 1" = 20'

N 00°00'59" E

10' SIDE SETBACK

10' SIDE SETBACK

S 00°00'59" W

12.00'

30' ±

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

30.00'

100.00'

S 89°57'11" E

## KNOLL CIRCLE

*David O. K...*  
*David O. K...*  
4-4-02

LOT 1  
BLOCK 2  
FILING 2

LOT 1  
BLOCK 2  
FILING 3

JOB NO. 4030.00-45