

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

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

BLDG PERMIT NO. 83314



Your Bridge to a Better Community

BLDG ADDRESS 2185 PIAZZA Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2750  
 TAX SCHEDULE NO. 2945-014-51-001 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2750  
 FILING 4 BLK 2 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 New Construction  
 (1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE " " "  
 (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 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 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).

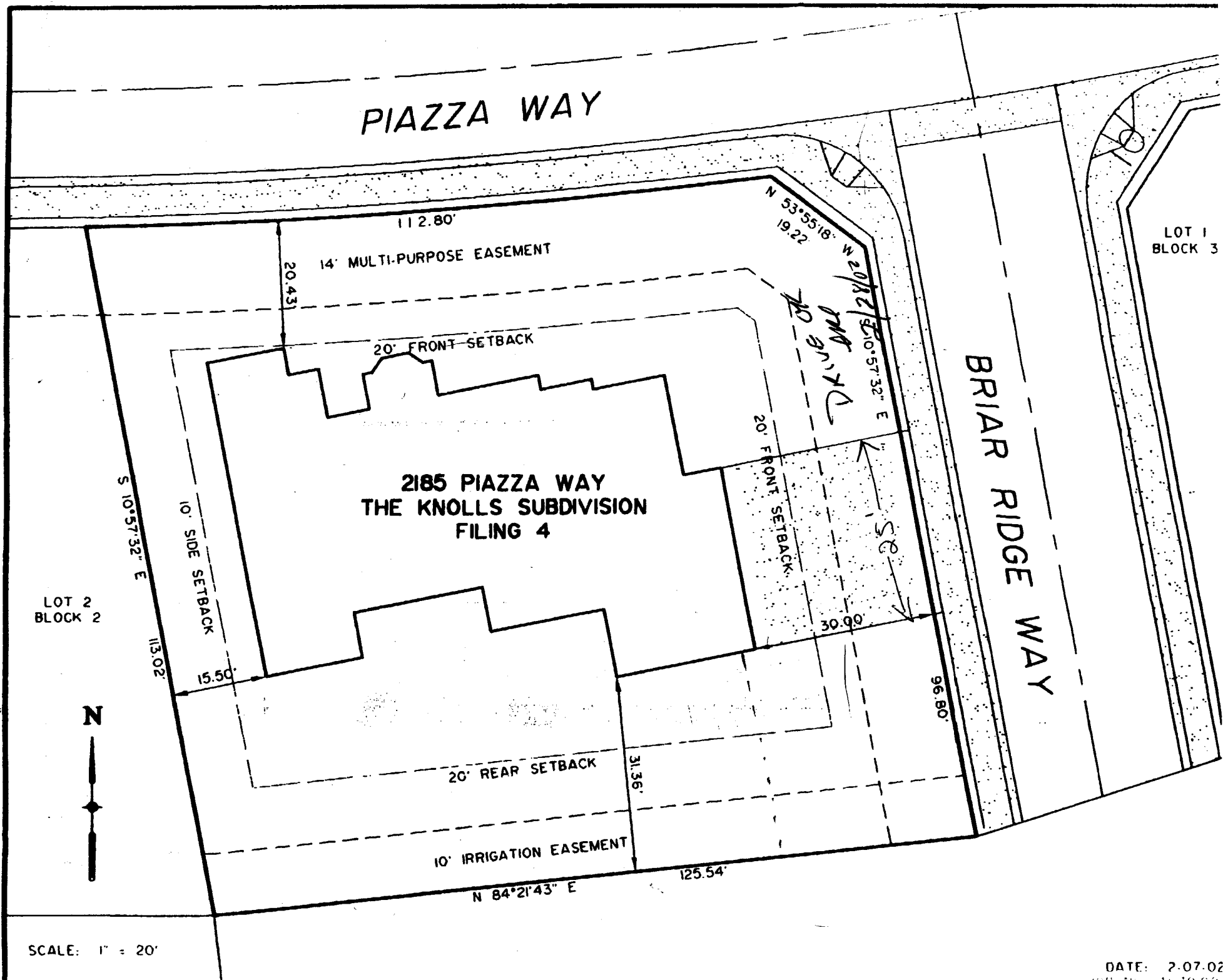
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2/20/02  
 Department Approval [Signature] Date 3-6-02

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>H633</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/6/02</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)



SCALE: 1" = 20'

DATE: 2-07-02