

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

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

BLDG PERMIT NO. 87243



Your Bridge to a Better Community

BLDG ADDRESS 2215 ~~000~~ PIAZZA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2400

TAX SCHEDULE NO. 2945-014-52-001 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2400

FILING 4 BLK 3 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 Single Family

(1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE New

(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS "SAME AS ABOVE" (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't 2

Maximum Height 32' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 11/22/02

Department Approval [Signature] Date 12/9/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15551</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/9/02</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)

ACCEPTED *Y. Hsu* *Prager* 12/9/02
 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.

PIAZZA WAY

BRIAR RIDGE WAY

L = 111.53'
 14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

**2215 PIAZZA WAY
 THE KNOLLS SUBDIVISION
 FILING 4**

LOT 2
 BLOCK 3



N 34°15'24" E
 19.18'

N 10°57'32" W
 90.02'

20' FRONT SETBACK

30.00'

20' REAR SETBACK

10' IRRIGATION EASEMENT

15.50'

10' SIDE SETBACK

15.50'

S 10°57'32" E

103.85'

S 76°59'27" W

125.08'

BLOCK 6

YH
11/25/02

SCALE: 1" = 20'
 DATE: 9-5-02
 JOB NO. 4030.00-51