

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 88890



Your Bridge to a Better Community

BLDG ADDRESS 2230 CORTINA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2400

TAX SCHEDULE NO. 2945-011-5D-006 SQ. FT. OF EXISTING BLDGS 0

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

FILING 5 BLK _____ LOT 6 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 USE OF EXISTING BUILDINGS new single

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

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

(2) ADDRESS 759 HORIZON DRIVE

(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 100%

SETBACKS: Front 0' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 0' from PL Parking Req'mt 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 4/4/03

Department Approval [Signature] Date 4/11/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5906</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-11-03</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)

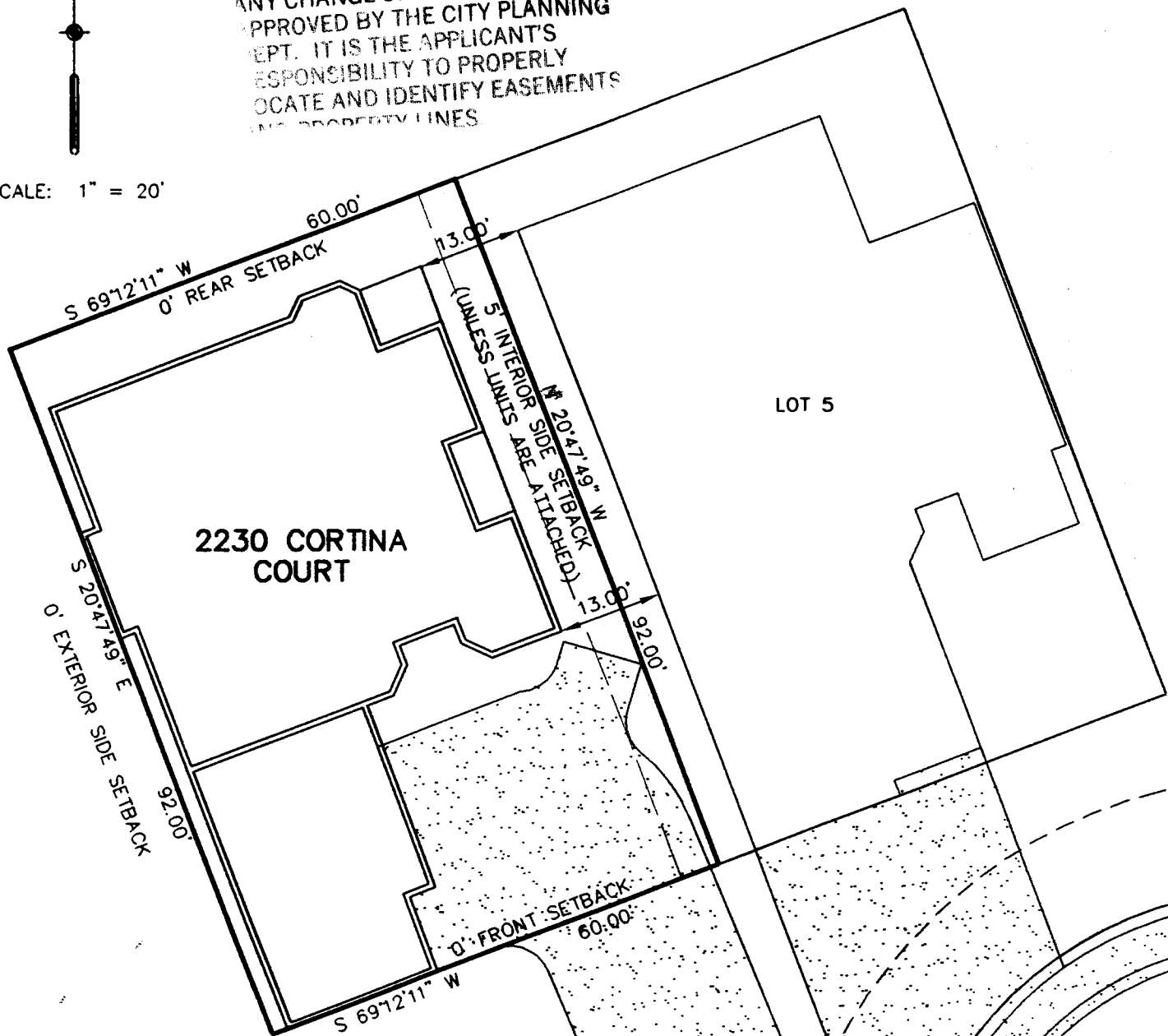
N



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

4/11/03
C. Faye Rubin

SCALE: 1" = 20'



2230 CORTINA COURT

LOT 5

LOT 7

OK
4/7/03

CORTINA COURT