

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 3515 Hollow Court SQ. FT. OF PROPOSED BLDGS/ADDITION 3133
 TAX SCHEDULE NO. 2945-014-51-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION THE Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 3133
 FILING 4 BLK 2 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 603 28 1/4 Rd. USE OF EXISTING BUILDINGS New only
 (1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE New Sing. FAM.
 (2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:
 (2) ADDRESS 603 28 1/4 Rd. 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 D 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 11/13/03
 Department Approval [Signature] Date 11-19-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6745</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11-19-03</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)

11-19-03

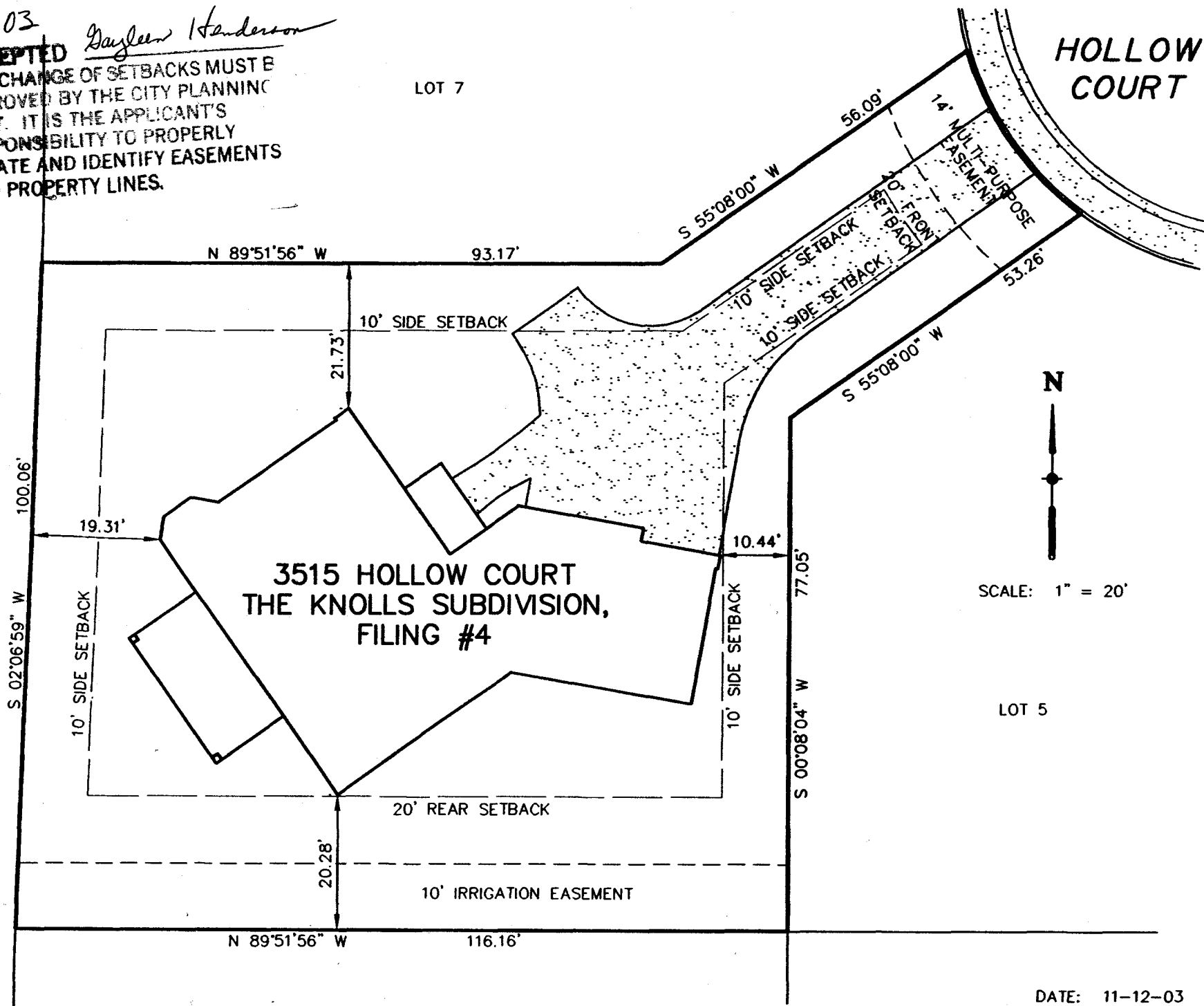
Gayleen Handerson

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.

LOT 7

HOLLOW COURT

*W
GLE
11/14/03*



SCALE: 1" = 20'

LOT 5

**3515 HOLLOW COURT
THE KNOLLS SUBDIVISION,
FILING #4**

DATE: 11-12-03
JOB NO. 4030.00-63