FEE $ 10.00	
TCP $ 0	
SIF $ 292.00	

PLANNING CLEARANCE (N)

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89349

Your Bridge to a Better Community

BLDG ADDRESS 2332 Knoll Cir

TAX SCHEDULE NO. 2945-011-98-005

SUBDIVISION The Knolls

FILING 3 BLK 1 LOT 4

(1) OWNER Monument Homes

(1) ADDRESS 759 Horizon Dr.

(1) TELEPHONE 234-7100

(2) APPLICANT _____

(2) ADDRESS Same

(2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

SQ. FT. OF EXISTING BLDGS -0-

TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

NO. OF DWELLING UNITS:
Before: 0 After: ____ this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS New Sing family

DESCRIPTION OF WORK & INTENDED USE New

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

REQUIRED: One plot plan, on 8 ½" 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

SETBACKS: Front 20' from property line (PL)
or ____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL

Maximum Height 32'

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES ✓ NO ____

Parking Req'mt 2

Special Conditions _____

CENSUS ____ TRAFFIC ____ ANNX# ____

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 _____ Date 5/6/03

Department Approval C. faye Gibson Date 5/27/03

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 16119
Utility Accounting		Date 5/27/03	

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)*

S 89°57'11" E   130.00'

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

15' MULTI-PURPOSE EASEMENT

20' REAR SETBACK

29.21'

130.00'

S 00°00'59" W

10' SIDE SETBACK

10' SIDE SETBACK

112.66'

S 20°54'22" W

LOT 5

**2332 KNOLL CIRCLE
THE KNOLLS SUBDIVISION
FILING THREE**

LOT 3

12.00'

16.30'

N

12.01'

20' FRONT SETBACK

20.59'

14' MULT-PURPOSE EASEMENT

SCALE: 1" = 20'

16.01'

S 89°57'11" E

KNOLL CIRCLE

LOT 6

5/7/03

DATE: 4-04-03
JOB NO. 4030.00-17