

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

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

BLDG PERMIT NO. _____



Building Address 2130 PIAZZA WAY
 Parcel No. 2945-014-07-007
 Subdivision The Knolls
 Filing 4 Block 1 Lot 7

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Lot / Parcel 1/4 ACRE
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) APPROX 50%

OWNER INFORMATION:

Name Monument Homes
 Address 603 28 1/4 Rd.
 City / State / Zip GRAND Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Monument Homes
 Address 603 28 1/4 Rd.
 City / State / Zip G.J. 81506
 Telephone 234-7700

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 10' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District D Driveway Location Approval UH
 (Engineer's Initials)

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 12/19/03
 Department Approval [Signature] Date 12-31-03

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 16875
 Utility Accounting [Signature] Date 12-31-03

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12-31-03
ACCEPTED *Dayleen Henderson*
ANY CHANGES TO SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

CENTERLINE OF 30'
GRAND VALLEY PROJECT
LATERAL EASEMENT



S 89°59'01" E 119.71'

SCALE: 1" = 20'

10' IRRIGATION EASEMENT

20' REAR SETBACK

40'

30.77'

TRACT B

S 00°00'59" W
113.33'

10' SIDE SETBACK

10'

2130 PIAZZA WAY
THE KNOLLS SUBDIVISION
FILING FOUR

10' SIDE SETBACK

145.00'

LOT 6

N 00°00'59" E

21.45'

IRRIGATION AND
DRAINAGE
EASEMENT

20' FRONT SETBACK

25'

14' MULTI-PURPOSE EASEMENT

S 89°59'01" E 88.04'

all in 12/18/03 PIAZZA WAY

JOB NO. 4030.00-15