

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

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

BLDG PERMIT NO. 88653



Your Bridge to a Better Community

BLDG ADDRESS 2140 PIAZZA Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2261 ✓

TAX SCHEDULE NO. 2945-014-07-006 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2261 ✓

FILING 4 BLK 1 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 DR USE OF EXISTING BUILDINGS N/A

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

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

(2) ADDRESS 759 HORIZON DR

(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 35%

SETBACKS: Front 25' 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 \_\_\_\_\_ 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 MARCH 19, 2003

Department Approval [Signature] Date 4/8/03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15897</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/8/03</u>	

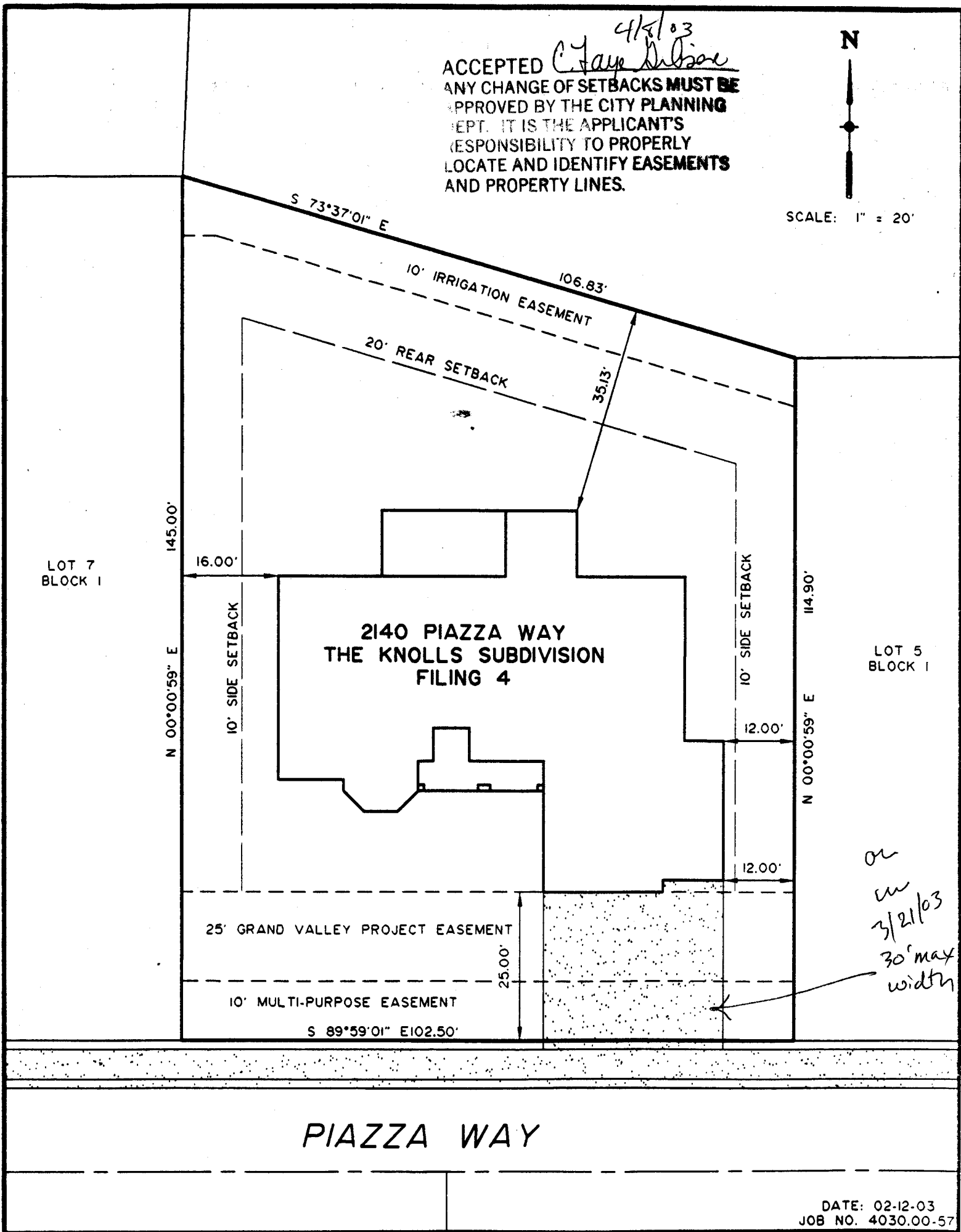
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4/1/03  
 ACCEPTED *C. Jay Dubois*  
 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.



SCALE: 1" = 20'



S 73°37'01" E 106.83'

10' IRRIGATION EASEMENT

20' REAR SETBACK

35.13'

145.00'

16.00'

10' SIDE SETBACK

10' SIDE SETBACK

114.90'

N 00°00'59" E

N 00°00'59" E

12.00'

12.00'

25' GRAND VALLEY PROJECT EASEMENT

10' MULTI-PURPOSE EASEMENT

25.00'

S 89°59'01" E 102.50'

or  
 w/  
 3/21/03  
 30' max  
 width