

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

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

BLDG PERMIT NO. 907127



Your Bridge to a Better Community

BLDG ADDRESS 2170 PIAZZA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2500

TAX SCHEDULE NO. 2945-014-07-005 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2500

FILING 4 BLK 1 LOT 5

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 N/A

(1) TELEPHONE 234-7700

DESCRIPTION OF WORK & INTENDED USE NEW SIN. FAM.

(2) APPLICANT Monumnt Homes

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

(2) ADDRESS 603 28 1/4 Rd.

(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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS D TRAFFIC _____ ANN# _____

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 8/6/03

Department Approval [Signature]

Date 8/7/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16412</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/7/03</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)

SKPROJ\4030.00-49REV\dwg\SITE.dwg, 05/27/03 09:39:31 AM, FRANCES

8/7/03

C. Faye Adams

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.



SCALE: 1" = 20'

N 89°10'33" E 102.34'

10' IRRIGATION EASEMENT

20' REAR SETBACK

20' SANITARY SEWER EASEMENT

10' SIDE SETBACK

N 03°31'25" E

2170 PIAZZA WAY
THE KNOLLS SUBDIVISION
FILING 4

LOT 4

LOT 6

N 00°00'59" E 114.90'

21.52'

14.56'

116.12'

25' GRAND VALLEY PROJECT EASEMENT FOR LATERAL 2CA AS ESTABLISHED

10' MULTI-PURPOSE EASEMENT

S 89°59'01" E

77.04'

32.46'

file in 8/6/03

PIAZZA WAY ^{dimension} 30' _{max}

DATE: 5-26-03
JOB NO. 4030.00