

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 2202 PIAZZA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2500

TAX SCHEDULE NO. 2945-014-07-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2500

FILING 4 BLK 1 LOT 3

(1) OWNER MONUMENT HOMES

(1) ADDRESS 603 28 1/4 Rd.

(1) TELEPHONE 234-7700

(2) APPLICANT MONUMENT HOMES

(2) ADDRESS 603 28 1/4 Rd.

(2) TELEPHONE 234-7700

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New Single Family

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 35%

SETBACKS: Front 20' ^{25' easement} from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL

Permanent Foundation Required: YES NO

Maximum Height 32' Parking Req'mt 2

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 December 13, 2003

Department Approval [Signature] Date 12-31-03

Additional water and/or sewer tap fee(s) are required	<u>YES</u>	NO	W/O No. <u>16874</u>
Utility Accounting <u>[Signature]</u>		Date <u>12-31-03</u>	

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

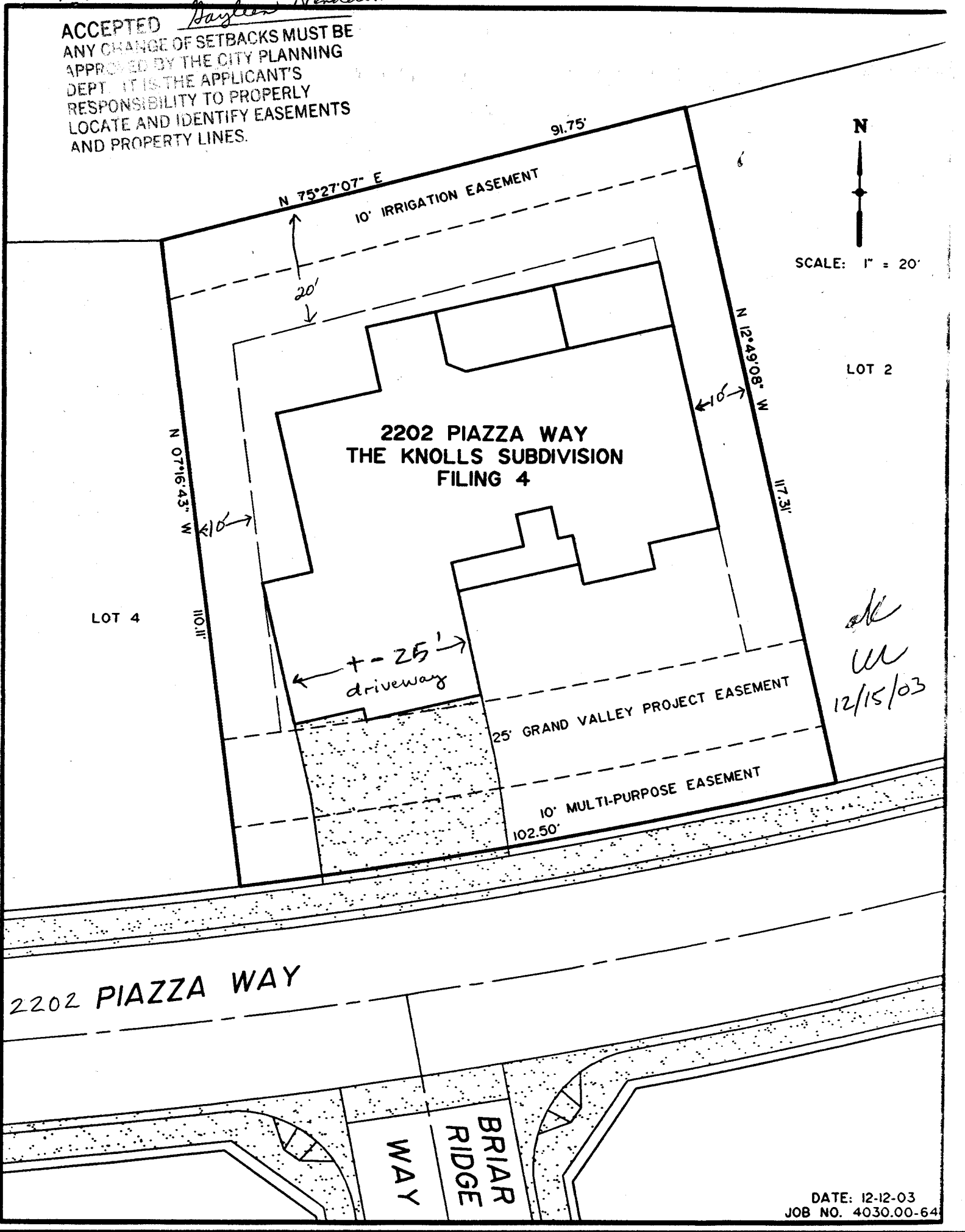
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12-31-03

Hayden Henderson

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'

LOT 2

LOT 4

all
W
12/15/03

2202 PIAZZA WAY

BRIAR
RIDGE
WAY

DATE: 12-12-03
JOB NO. 4030.00-64