


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

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

BLDG PERMIT NO. 88529



Your Bridge to a Better Community

BLDG ADDRESS 2225 PIAZZA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2390  
 TAX SCHEDULE NO. 2945-014-52-02 SQ. FT. OF EXISTING BLDGS - 0 -  
 SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2390  
 FILING 4 BLK 3 LOT 2 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 New Sing. Family  
 (1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) APPLICANT Monument Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 759 HORIZON DRIVE  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 234-7700 \_\_\_\_\_ 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 PO Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES Y 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 \_\_\_\_\_ 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 3/15/03  
 Department Approval NAL Mishu Chagon Date 3/19/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15848</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/19/03</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)

PIAZZA WAY

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

2225 PIAZZA WAY  
THE KNOLLS SUBDIVISION  
FILING 4

LOT 3  
BLOCK 3

LOT 1  
BLOCK 3

S 10°57'32" E

10' SIDE SETBACK

27.99'

27.99'

103.85'

36.70'

20' REAR SETBACK

10' IRRIGATION EASEMENT

109.32'

N 76°59'27" E

ACCEPTED *[Signature]* 3/19/03  
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

N



SCALE: 1" = 20'

*ok as noted*  
*ce*  
*3/17/03*

DATE: 2-12-03  
JOB NO. 4030.00-58

