

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90390



Your Bridge to a Better Community

BLDG ADDRESS 2240 PIAZZA Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2400

TAX SCHEDULE NO. 2945-014-07-001 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2400

FILING 4 BLK 1 LOT 1 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 Single Family

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

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

(2) ADDRESS Same

(2) TELEPHONE /

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 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 D 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 7/13/03

Department Approval [Signature] Date 8/5/03

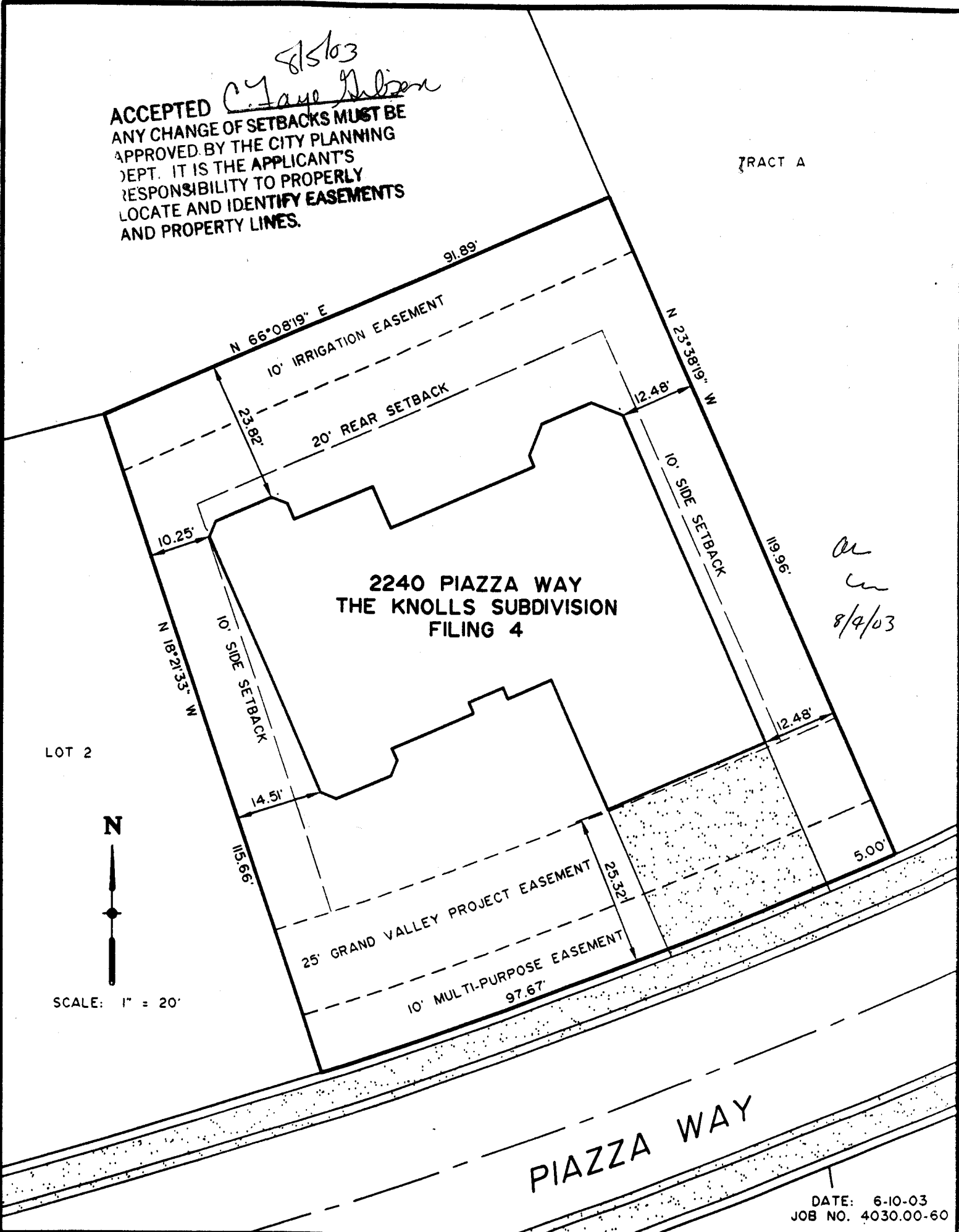
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16397</u>
Utility Accounting	<u>[Signature]</u>	Date <u>8/5/03</u>	

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)

8/5/03
C. L. Nelson
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.

TRACT A



2240 PIAZZA WAY
THE KNOLLS SUBDIVISION
FILING 4

al
un
8/4/03

LOT 2



SCALE: 1" = 20'

PIAZZA WAY

DATE: 6-10-03
JOB NO. 4030.00-60