


FEE \$	10.00
TCP \$	0
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 3608 PIAZZA Way SQ. FT. OF PROPOSED BLDGS/ADDITION 3177

TAX SCHEDULE NO. 2945-011-53-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOWLES TOTAL SQ. FT. OF EXISTING & PROPOSED 3177

FILING 4 BLK 4 LOT 3

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

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

(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

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' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL

Maximum Height 32'

Permanent Foundation Required: YES  NO

Parking Req'mt 2

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).

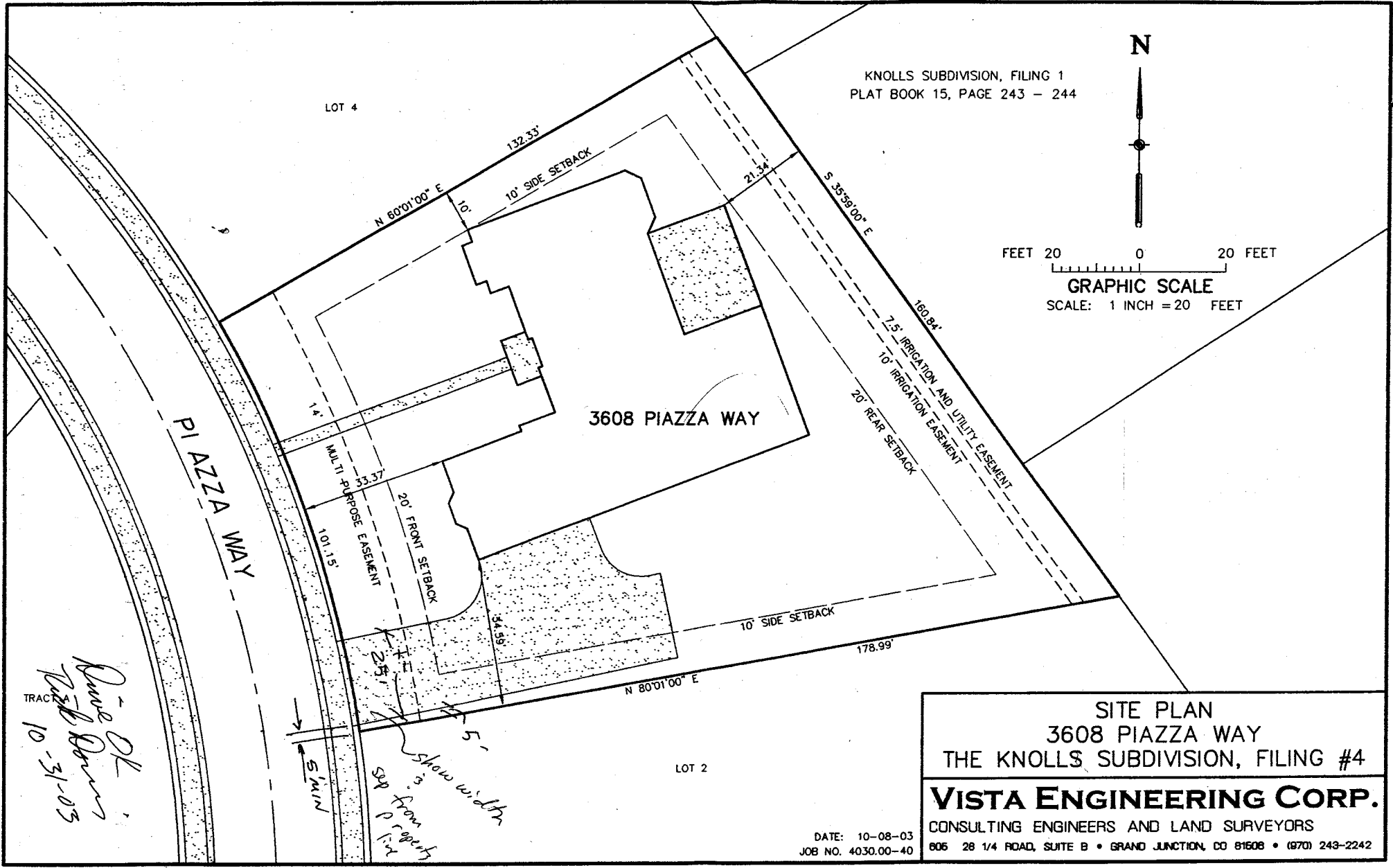
Applicant Signature [Signature] Date October 28, 2003

Department Approval [Signature] Date 10-31-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6695</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/31/03</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)



SITE PLAN  
3608 PIAZZA WAY  
THE KNOLLS SUBDIVISION, FILING #4  
**VISTA ENGINEERING CORP.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
806 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81608 • (970) 243-2242

DATE: 10-08-03  
JOB NO. 4030.00-40

10-31-03  
*Gayleen 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.