

FEE \$	10.00
TCP \$	1,500.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 2223 AUTUMN ASH  
 Parcel No. 2945-014-56-001  
 Subdivision THE KNOLLS  
 Filing 6 Block 2 Lot 1

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 2500  
 Sq. Ft. of Lot / Parcel 14,040  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 17.81%

**OWNER INFORMATION:**

Name MONUMENT HOMES  
 Address 603 28 1/4 Rd.  
 City / State / Zip GRAND JUNCTION, CO

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MONUMENT HOMES  
 Address 603 28 1/4 Rd.  
 City / State / Zip GRAND JUNCTION, CO  
 Telephone 234-7700

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	

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 September 8, 2004  
 Department Approval NA Gaylen Henderson Date 10-14-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17669</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/14/04</u>		

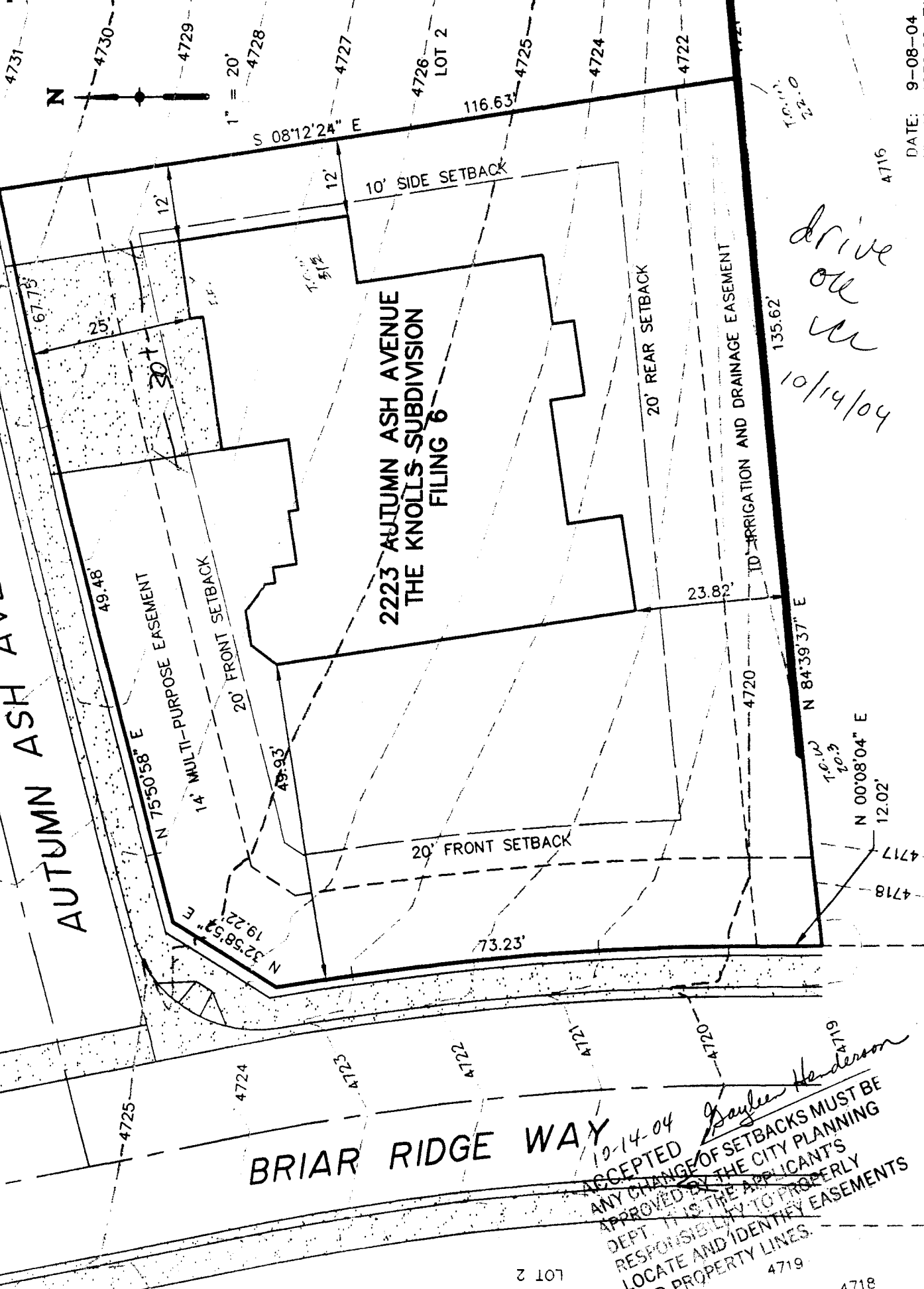
AUTUMN ASH AVENUE

BRIAR RIDGE WAY

2223 AUTUMN ASH AVENUE  
THE KNOLLS SUBDIVISION  
FILING 6



1" = 20'  
S 08°12'24" E



*drive over*  
*10/14/04*

10-14-04  
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.

*Gaylen Henderson*

DATE: 9-08-04  
JOB NO. 4030.00-71

4716

135.62'

N 84°39'37" E

N 00°08'04" E

4717

4718

4719

4718

LOT 2