

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

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

BLDG PERMIT NO. _____



Building Address 2242 AUTUMN ASH
 Parcel No. 2945-014-57-002
 Subdivision THE KNOLLS
 Filing 6 Block 3 Lot 2

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 2573
 Sq. Ft. of Lot / Parcel 11,319
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 22.73%

OWNER INFORMATION:

Name MONUMENT HOMES
 Address 603 28 1/4 Rd
 City / State / Zip GRAND JUNCTION, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone 234-7700

***TYPE OF HOME PROPOSED:**

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

NOTES: NEW SINGLE FAMILY

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

Side 10' from PL Rear 20' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions _____

Voting District D Driveway Location Approval [Signature] Expiration 7-7-05
 (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 June 17, 2004

Department Approval [Signature] Date 7/7/04

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>17436</u> |
| Utility Accounting <u>one year</u> | Date <u>7-7-04</u> | | |

VALID FOR ~~SIX MONTHS~~ FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N

1" = 20'

KNOLLS SUBDIVISION, FILING 4

N 76°59'27" E 109.32'

10' EASEMENT

20' REAR SETBACK

2242 AUTUMN ASH AVE.
THE KNOLLS SUB., F.#6

S 10°57'32" E

10' SIDE SETBACK

10' SIDE SETBACK

S 08°44'00" E

110.44'

LOT 3

LOT 1

19.31'

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

25.22'

12.00'

AUTUMN ASH AVENUE

ACCEPTED *C. Faye Hall* 7/7/04
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.

LOT 1

LOT 2

LOT 3

or
w
6/18/04

DATE: 06-17-04
JOB NO. 4030.00-67