

FEE \$	19.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Building Address 3499 BRIAR RIDGE WAY
 Parcel No. 2945-014-55-001
 Subdivision THE Knolls
 Filing 6 Block 1 Lot 1

No. of Existing Bldgs 0 Proposed ONE
 Sq. Ft. of Existing Bldgs 0 Proposed 2500
 Sq. Ft. of Lot / Parcel 14000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 18%

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 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 8-20-04
 Department Approval [Signature] Date 8-20-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17559</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/20/04</u>		

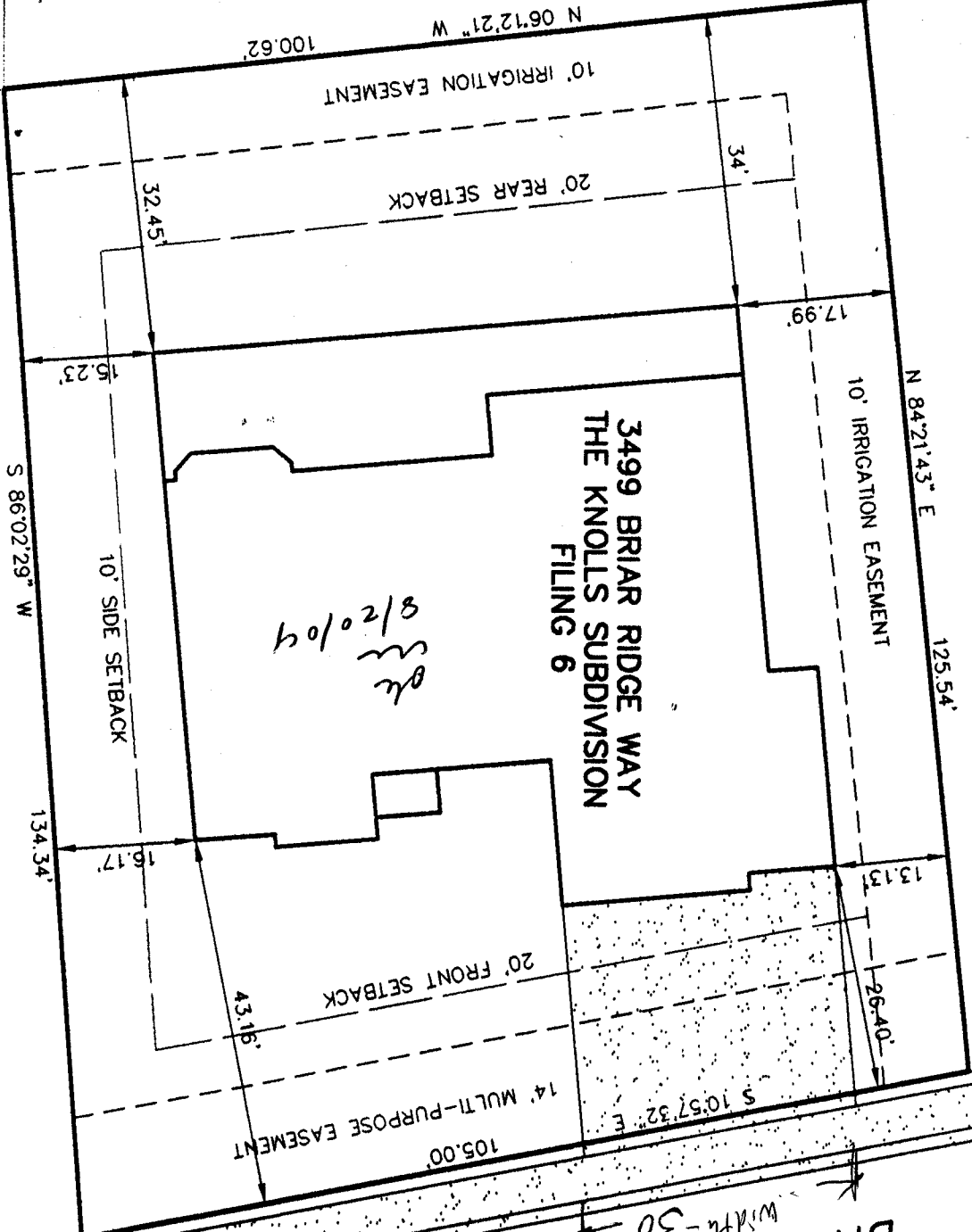
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
8-20-04
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.

Barbara Henderson



LOT 2



BRIAR RIDGE WAY
width = 30'

DATE: 7-02-04
JOB NO. 4030.00-69