

FEE \$	1000
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Building Address 3487 BEAR RIDGE WAY No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2945-014-55-002 Sq. Ft. of Existing Bldgs 0 Proposed 2598 #
 Subdivision THE KNOWLS Sq. Ft. of Lot / Parcel 14,500 #
 Filing 6 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 23%

OWNER INFORMATION:

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

APPLICANT INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

***TYPE OF HOME PROPOSED:**

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

NOTES: New Single Family Home

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 X 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 UN
 (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 OCTOBER 17, 2004
 Department Approval [Signature] Date 10-25-04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>17689</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/25/04</u>		

no/ b/01
w
32' max
from, 2E

BRIAR RIDGE WAY

67.05'

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

S 10°57'32" E 43.81'

26.43'

12.84'

134.34'

LOT 1

10' SIDE SETBACK

3487 BRIAR RIDGE WAY
THE KNOLLS SUBDIVISION
FILING 6

10' IRRIGATION AND DRAINAGE EASEMENT

138.32'

N 89°51'56" W

S 86°02'29" W

20' REAR SETBACK

10' IRRIGATION EASEMENT

40.25'

13.94'

N 06°12'21" W

100.62'

1" = 20'



10-25-04
ACCEPTED *Daylen Henderson*
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