

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 3505 Hollow COURT
 Parcel No. 2945-014-51-005
 Subdivision THE KNOLLS
 Filing 4 Block 2 Lot 5

No. of Existing Bldgs 0 Proposed 2300
 Sq. Ft. of Existing Bldgs 0 Proposed 2300
 Sq. Ft. of Lot / Parcel 1/3 ACRE
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 60% +/-

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>3590</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 _____ (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 3/16/04
 Department Approval [Signature] Date 3/22/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

LOT 7

LOT 3

HOLLOW COURT

ACCEPTED 3/22/04
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.

40-61-3
N
D
M
P
N

N 55°08'00" E 53.26'

14' MULTI-PURPOSE EASEMENT

33 MAX

N 52°13'00" W

10' SIDE SETBACK

20' FRONT SETBACK

10' SIDE SETBACK

30.00'

58'

40.91'

25.00'



SCALE: 1" = 20'

LOT 6

S 00°08'04" W 77.05'

10' SIDE SETBACK

3505 HOLLOW COURT
THE KNOLLS SUBDIVISION,
FILING #4

10' SIDE SETBACK

N 00°08'04" E 81.37'

LOT 4

20' REAR SETBACK

20.58'

20' IRRIGATION EASEMENT

20.58'

S 89°51'56" E

130.00'

DATE: 03-08-04
JOB NO. 4030.00-26