

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 3618 PIAZZA WAY
 Parcel No. 2945-011-53-005
 Subdivision The Knolls
 Filing 4 Block 4 Lot 5

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 2900 Proposed 2900
 Sq. Ft. of Lot / Parcel 5000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 80%

OWNER INFORMATION:

Name Monument Homes
 Address 603 2844 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 2844 Rd.
 City / State / Zip G.J., CO 81506
 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 RD 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 UH
 (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).

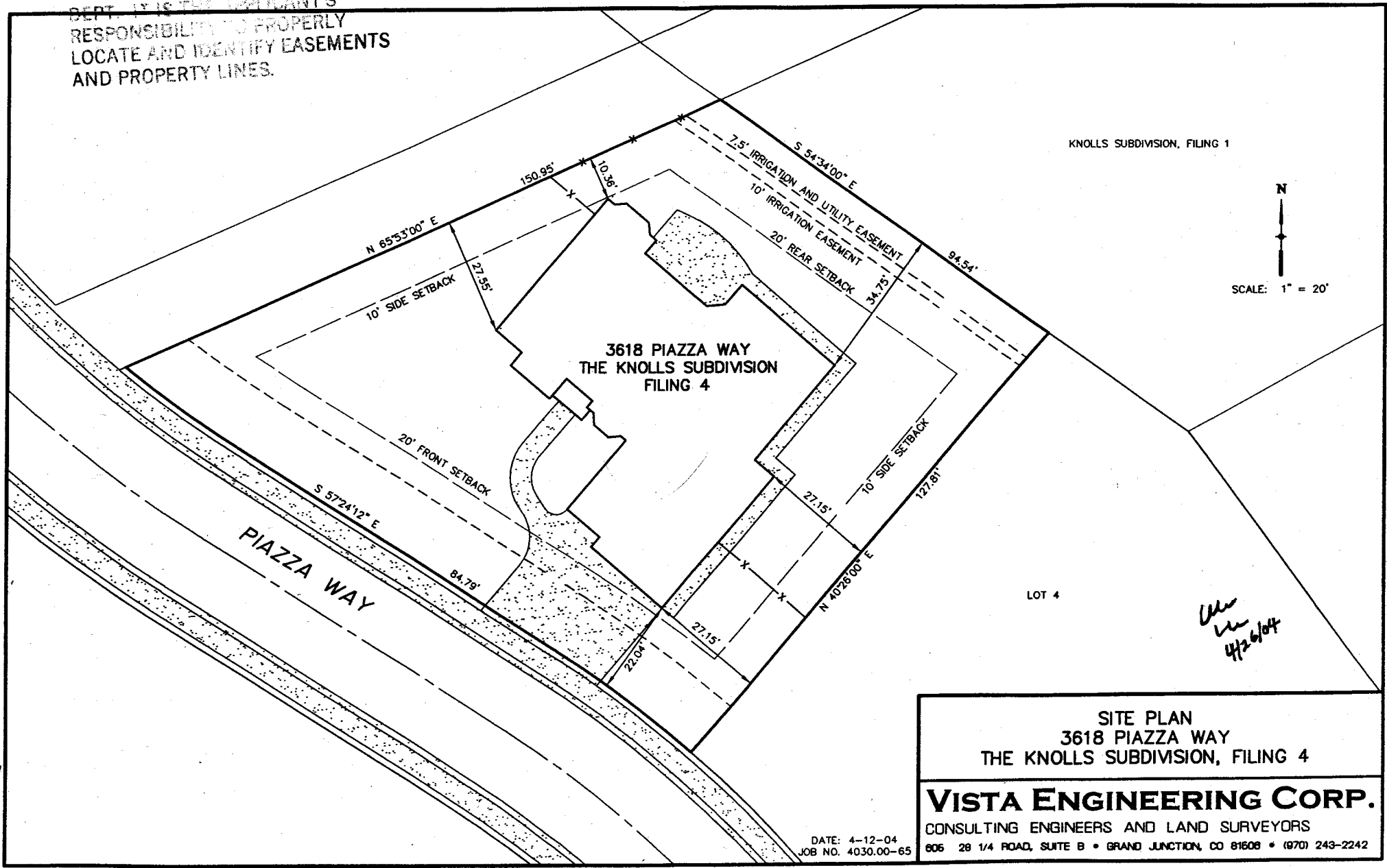
Applicant Signature [Signature] Date 4/22/04
 Department Approval Gayleen Henderson Date 5-4-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.	<u>7218</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>5/16/04</u>

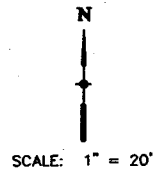
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5-6-04 *Gayle Henderson*

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.



KNOLLS SUBDIVISION, FILING 1



LOT 4

*Ull
4/26/04*

SITE PLAN
3618 PIAZZA WAY
THE KNOLLS SUBDIVISION, FILING 4

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS AND LAND SURVEYORS
606 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81608 • (970) 243-2242

DATE: 4-12-04
JOB NO. 4030.00-65