

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2245 AUTUMN ASH  
Parcel No. 2945-014-56-002  
Subdivision THE Knolls  
Filing 6 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed 2400  
Sq. Ft. of Lot / Parcel 17,000 +/-  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 14 1/2 +/-  
Height of Proposed Structure 26 +/-

**OWNER INFORMATION:**

Name Monument Homes  
Address 603 28 1/4 Rd.  
City / State / Zip City, 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 City, 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 <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 <u>X</u> NO _____
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 5/20/05  
Department Approval J.H. C. Faye Hall Date 5/20/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18129</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/27/05</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)

# AUTUMN ASH AVENUE

32' max

100.02'  
14' MULTI-PURPOSE EASEMENT

23.34'

34'

20' FRONT SETBACK

S 08°12'24" E

116.63'

10' SIDE SETBACK

12'

2245 AUTUMN ASH AVENUE  
THE KNOLLS SUBDIVISION  
FILING 6

12.39'

N 05°50'08" W

LOT 3

10' SIDE SETBACK

123.32'

20' REAR SETBACK

24.81'

10' IRRIGATION AND DRAINAGE EASEMENT

N 84°39'37" E

LOT 1



1" = 20'

95.00'  
ACCEPTED *C. Jay Hall* 5/27/05  
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.

*drive ok as amended w/c 5/23/05*

DATE: 4-11-05  
JOB NO. 4030.00-79