

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 2290 Autumn Ash
 Parcel No. 2945-014-57-004
 Subdivision The Knolls
 Filing 6 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500
 Sq. Ft. of Lot / Parcel 12,568
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 26%
 Height of Proposed Structure 25' +

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 81506

***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 PD
 SETBACKS: Front 20' from property line (PL)
 Side 10' from PL Rear 20' from PL
 Maximum Height of Structure(s) 32'
 Voting District "D" Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures 35%
 Permanent Foundation Required: YES NO
 Parking Requirement 2
 Special Conditions _____

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 April 26, 2005

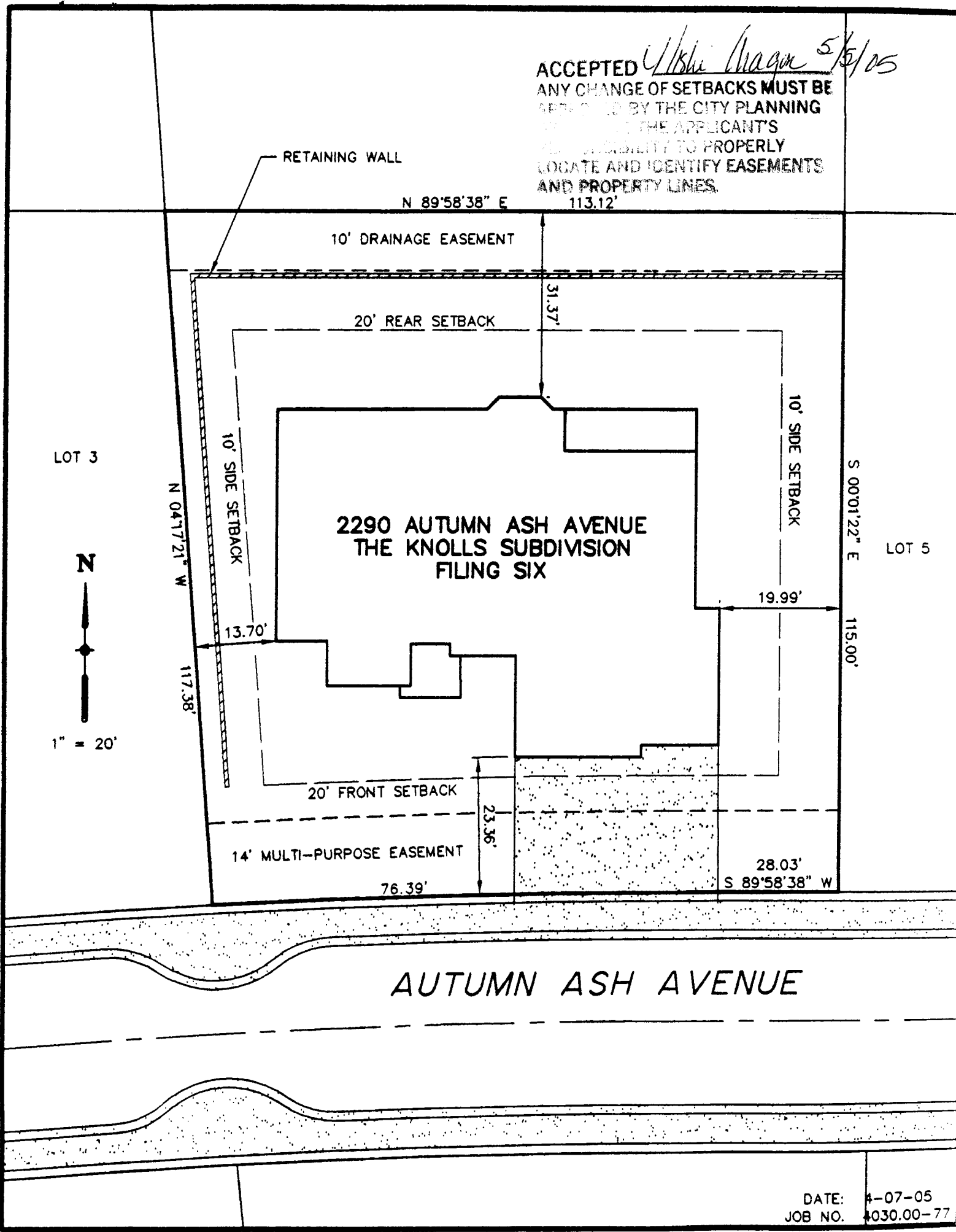
Department Approval [Signature] Date 5/5/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18084

Utility Accounting [Signature] Date 5/5/05

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 *Ulshi Wagner 5/5/05*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



RETAINING WALL

N 89°58'38" E 113.12'

10' DRAINAGE EASEMENT

20' REAR SETBACK

31.37'

10' SIDE SETBACK

LOT 3

N 04°17'21" W

10' SIDE SETBACK

2290 AUTUMN ASH AVENUE
THE KNOLLS SUBDIVISION
FILING SIX

S 00°01'22" E

LOT 5

19.99'

115.00'



1" = 20'

13.70'

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

23.36'

76.39'

28.03'
S 89°58'38" W

AUTUMN ASH AVENUE

DATE: 4-07-05
JOB NO. 030.00-77