

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

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

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

Building Address 2261 COBTINA CT.  
 Parcel No. 2945-011-50-013  
 Subdivision THE Knolls  
 Filing 5 Block 1 Lot 13

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2 Sq. Ft. Proposed 2500  
 Sq. Ft. of Lot / Parcel ZERO LOT LINES  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Monument Homes  
 Address 603 28 1/4 rd.  
 City / State / Zip GRAND JCT. CO

**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 81506  
 City / State / Zip G.J., CO  
 Telephone 234-7700

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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>100%</u>
SETBACKS: Front <u>0'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>0'</u> from PL Rear <u>0'</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 August 12, 2005

Department Approval [Signature] Date April 15, 2005

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u>	NO	W/O No. <u>August 18321</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/17/05</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)

# CORTINA COURT

14' MULTI-PURPOSE EASEMENT

77.00'  
0' FRONT SETBACK

N 60°15'49" E

0.5'  
N 29°44'11" W  
0' SIDE SETBACK

2261 CORTINA COURT  
THE KNOLLS SUB DIVISION  
FILING 5

5.5'  
S 29°44'11" E  
5' SIDE SETBACK

LOT 14

80.00'

0' SIDE SETBACK  
77.00'  
S 60°15'49" W

LOT 12

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANTS  
RESUME RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Walter Wagner*  
8/17/05

*Drive OK  
Tried Down  
8-14-05*

945-011-50-013



1" = 20'