

FEE \$	10,00
TCP \$	1589.00
SIF \$	460.00

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

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

Building Address 2312 Fairwood Place  
 Parcel No. 2945-014-58-001  
 Subdivision Knolls Subdivision  
 Filing 6 Block 4 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2800  
 Sq. Ft. of Lot / Parcel .34 ac.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Monument Land  
 Address 2526 West Pinion  
 City / State / Zip GJ, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Monument Homes  
 Address 2526 West Pinion  
 City / State / Zip GJ, CO 81505  
 Telephone 970-261-7446

**\*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 <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 5-3-07  
 Department Approval [Signature] Date 5-3-07

Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20221</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/3/07</u>		

S 89°54'17" E

115.00'

10' IRRIGATION EASEMENT

30' GRAND VALLEY PROJECT EASEMENT

140.14'

N 00°01'22" W

10' IRRIGATION EASEMENT

107.21'

LOT 2

10' SIDE SETBACK

S 00°01'22" E

THE KNOLLS SUB., LOT 1, FILING 6  
(2312 FAIRWOOD PLACE)

11'-0"

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

22'-6"

12.76'  
N 41°16'00" E

← 25' →

41.54'

N 84°58'30" E

*Handwritten signature and date: 6/13/07*

*Driveway OK  
per the Henders*

FAIRWOOD PLACE