

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

79106-42544

Building Address 2314 Knoll Cir
 Parcel No. 2945-011-93-007
 Subdivision Knolls Sub
 Filing _____ Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3485 Sq. Ft. Proposed 3485
 Sq. Ft. of Lot / Parcel .29 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dave & Kristy Armour
 Address 2314 Knoll Cir
 City / State / Zip G. J. Co 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): pati^e cover

NDSWR / WTR Change

APPLICANT INFORMATION:

Name Centennial Const.
 Address 2030 Paint Pony Ct.
 City / State / Zip G. J. Co 81503
 Telephone 250-6827

***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>per plan (PD)</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>33' 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 Mack to Blue Date 10-2-07
 Department Approval Pat O'Connell Date 10/2/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NDSWR / WTR Change</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>10/2/07</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)

2314 KNOLL CIR
 LOT 5 BLK 2
 KNOLLS SUB
 .29 ACRES
 SCH# 2945-011-93-007
 SCALE: 1"= 20'

ACCEPTED *Pat O'Neil*
 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.

SETBACKS:
 FRONT 20'
 REAR 20'
 SIDE 10'

