

FEE \$	10
TCP \$	2,554
SIF \$	460

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

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

Building Address 2295 Ardenman 16th Ave No. of Existing Bldgs 8 No. Proposed 1  
 Parcel No. 2945-014-56-004 Sq. Ft. of Existing Bldgs 8 Sq. Ft. Proposed 4475  
 Subdivision Knolls Sub Sq. Ft. of Lot / Parcel 1176.2  
 Filing 6 Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,100 + 750 = 5210 <sup>26%</sup> <sub>44%</sub>

**OWNER INFORMATION:**

Name Monument Land  
 Address 2526 West Pinyon  
 City / State / Zip CS CO 81505

Height of Proposed Structure 17'  $2300 + 750 = 3050$

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): new Res Construction

**APPLICANT INFORMATION:**

Name Monument Homes  
 Address 2526 west Pinyon  
 City / State / Zip CS CO 81505  
 Telephone 970 - 261 - 7446

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

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 <u>RL</u> (Engineer's Initials)	<b>PAID</b> JUL 31 2008 TB

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 Royce Sism Date 5/10/08  
 Department Approval R Paul Hornbeck Date 7/25/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21148</u>
Utility Accounting <u>Beusley</u>	Date <u>7/31/08</u>

AUTUMN ASH AVENUE

S 89°58'38" W  
33.03'



LOT 5

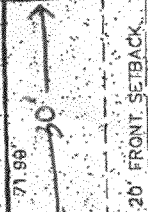
*Accepted M. Pat. 7/19/08*  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES

S 00°01'22" E 110.00'

10' SIDE SETBACK

25.06'

20' FRONT SETBACK



20' FRONT SETBACK

24.14'

10' SIDE SETBACK

S 05°50'16" E 122.89'

2295 AUTUMN ASH AVENUE

LOT 3

23.53'

21.97'

20' REAR SETBACK

25.34'

93.61'

10' IRRIGATION AND DRAINAGE EASEMENT

N 81°17'19" E

SITE PLAN  
2295 AUTUMN ASH AVENUE  
THE KNOLLS SUBDIVISION, FILING 6

**VISTA ENGINEERING CORP.**

CONSULTING ENGINEERS AND LAND SURVEYORS

805 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81508 • (970) 243-2242

DATE: 6-25-08  
JOB NO. 4030.00-90