

Sewer 750
Water ute

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 76274

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2513 Garnet Ave. TAX SCHEDULE NO. 2945-032-75 001

SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1697

FILING/BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle Homes Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 202 North Ave PMB 164 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-9708 USE OF EXISTING BLDGS NO

(2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS same

(2) TELEPHONE same

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 PR4.2 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 7' from PL Rear 23' from PL Special Conditions _____

Maximum Height _____ CENSUS 10 TRAFFIC 19 ANN# _____

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 Melanie D. Jorch Date 8-3-00

Department Approval C. Faye Johnson Date 8-21-00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 73336

Utility Accounting [Signature] Date 8/21/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

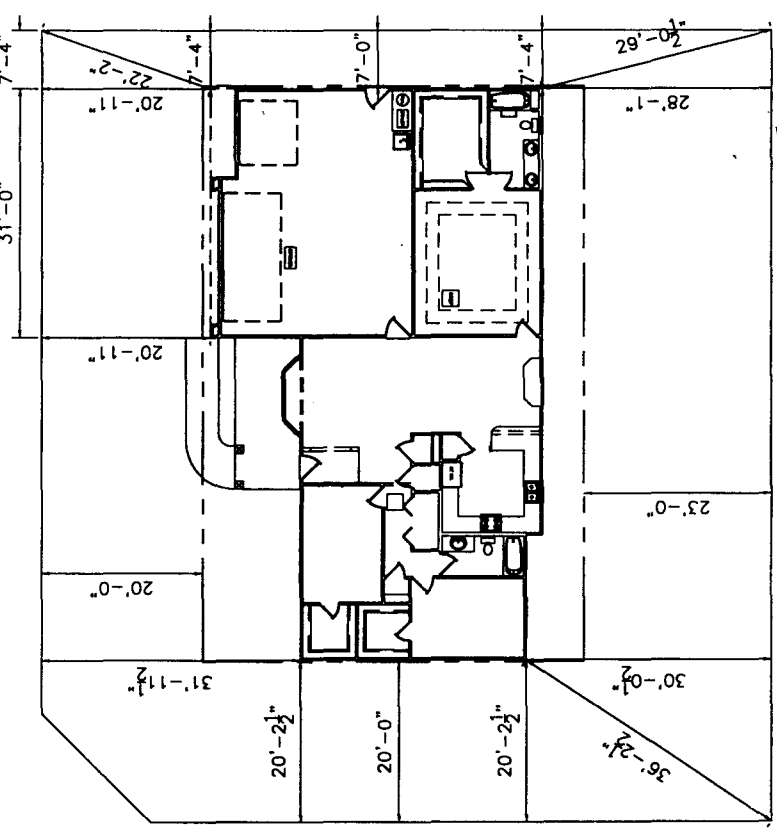
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

DIAMOND RIDGE SUBDIVISION, FILING ONE
SW 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W., UTE MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO

BLOCK 3 - LOT 1 2513 Garnet

GARNET AVENUE



DRIVE OK
SH
8/4/00

GEMSTONE WAY

ACCEPTED 8-21-00
C. Jay Gibson
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.