

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 75770



EX

Your Bridge to a Better Community

BLDG ADDRESS _____ SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. _____ SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Diamond Edge TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this Construction

(1) OWNER Castle, Inc.
2520 F-1/2 Road
 (1) ADDRESS Grand Junction, CO 81505

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT Castle, Inc.
2520 F-1/2 Road
 (2) ADDRESS Grand Junction, CO 81505

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

(2) TELEPHONE _____

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 PR 42 Maximum coverage of lot by structures _____

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

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 23' from PL

Parking Req'mt 2

Maximum Height 32' Special Conditions _____

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 _____ Date _____

Department Approval C. Faye Gibson Date 7-6-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13231</u>
Utility Accounting	<u>Debbie Vanover</u>		Date <u>7-6-00</u>

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)

P.01

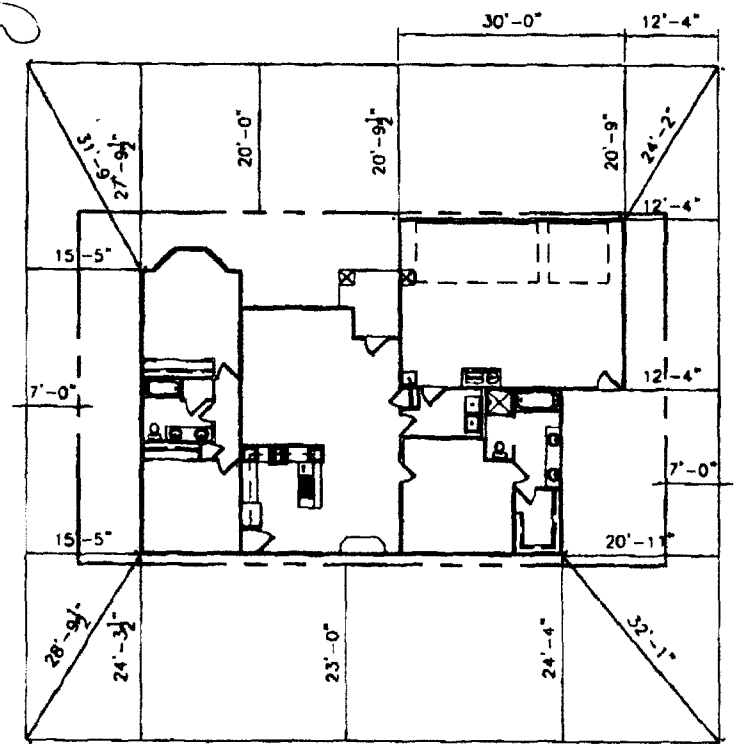
1. AS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT TO VERIFY SCALE

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

2515 GARNET AVENUE

LOT 2
BLOCK 3

ACCEPTED *C. Faye Johnson*
 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.



6/20/00
 DRIVE DR
 6'-0" x 10'

1647 SF

JUN-27-00 10:42 PM