

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 76946



Your Bridge to a Better Community

BLDG ADDRESS 2517 Garnet Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1648

TAX SCHEDULE NO. 2945-032-74-021 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1648

FILING 2 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Parkerson Construct. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 710 S. 15th St. USE OF EXISTING BUILDINGS NO

(1) TELEPHONE 242-8134 DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT Castle Homes Inc. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 202 North Ave. PMB 164  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 248-9708

**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 PD Maximum coverage of lot by structures 3570

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

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 Melanie D. Jorch Date 9-12-00

Department Approval C.F.B. Ronnie Edwards Date 9-28-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13418</u>
Utility Accounting	<u>Debi Overholt</u>		Date <u>9-28-00</u>

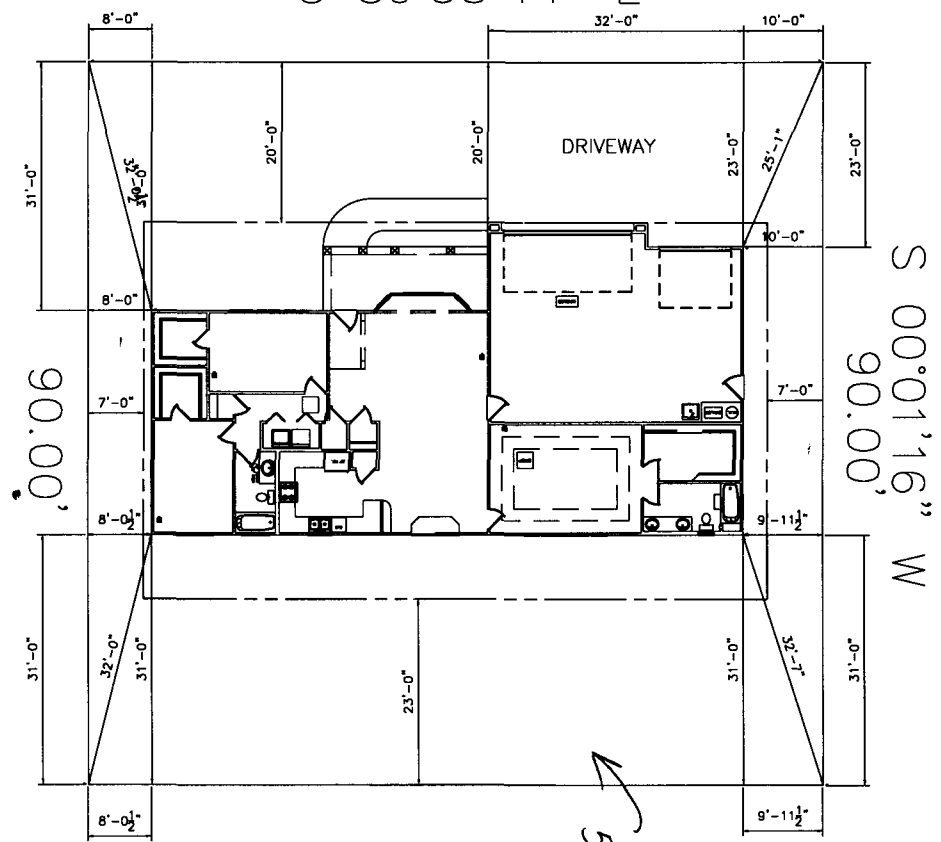
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

DIAMOND RIDGE SUBDIVISION, FILING 2  
COUNTY OF MESA, STATE OF COLORADO

GARNET AVENUE

92.00'  
S 89°58'44" E



BLOCK 2  
LOT ~~2~~ 1

ACCEPTED *Ronnie Edwards* 9/28/04  
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.

*Print Done  
Rich 9-14-00  
OK*

*5' Easement*