

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

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

BLDG PERMIT NO. 76690



Your Bridge to a Better Community

BLDG ADDRESS 2519 Garnet Av. SQ. FT. OF PROPOSED BLDGS/ADDITION 1647
 TAX SCHEDULE NO. 2945-032-74-021 SQ. FT. OF EXISTING BLDGS NONE
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1647
 FILING 2 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Parkerson Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 710 E. 15th St. USE OF EXISTING BUILDINGS NO
 (1) TELEPHONE 242-8134 DESCRIPTION OF WORK & INTENDED USE SFF
 (2) APPLICANT INFINITY BUILDERS TYPE OF HOME PROPOSED:
 (2) ADDRESS 202 NORTH AV PMB #164 Site Built Manufactured Home (UBC)
GRAND JCT, CO 81501 Manufactured Home (HUD)
 (2) TELEPHONE 248-9708 Other (please specify) _____

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 3500
 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. Floch Date 9-5-00
 Department Approval C. Faye Gibson Date 9-12-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>13374</u>
Utility Accounting	<u>W. Overholt</u>	Date	<u>9-12-00</u>

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

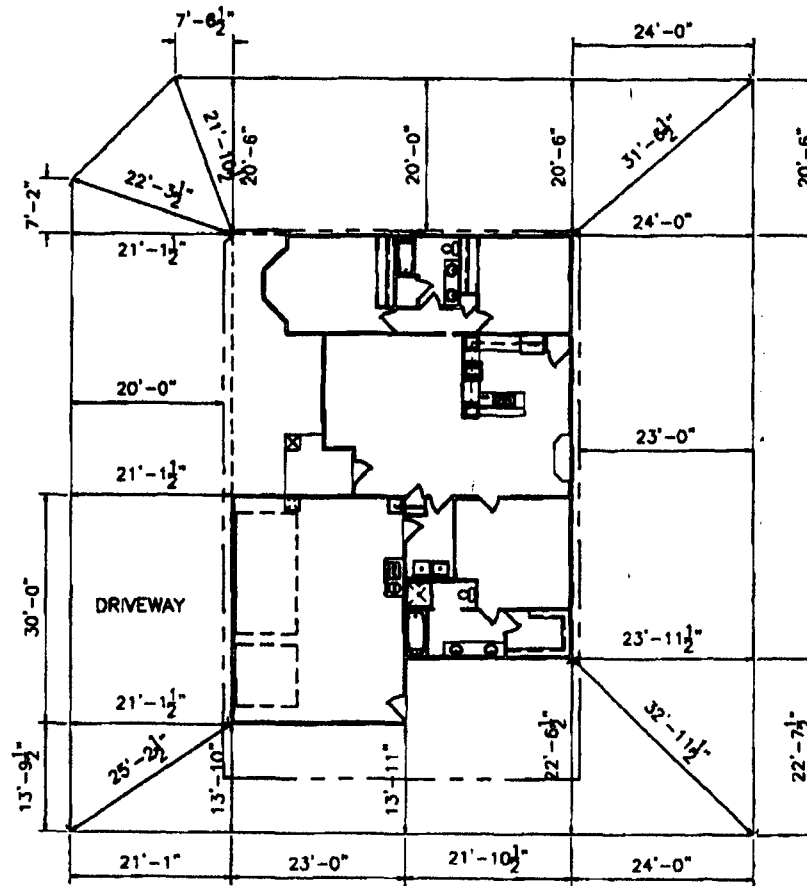
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DIAMOND RIDGE SUBDIVISION, FILING 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

MIRANDA STREET

2519 Garnet Ave

GARNET AVE



BLOCK 2
 LOT 2
 1647 LEFT

DRIVE OK

SH

9/11/00

9-12-00
 ACCEPTED *Clay Division*
 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.