

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	299 <sup>00</sup>

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

BLDG PERMIT NO. 77082



Your Bridge to a Better Community

BLDG ADDRESS 2520 B Garnet SQ. FT. OF PROPOSED BLDGS/ADDITION 1100

TAX SCHEDULE NO. 2945-03274-021 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1100

FILING 2 BLK 2 LOT 5B NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Mark Caluin NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: \_\_\_\_\_ this Construction

(1) ADDRESS 1879 Deer park cir. so USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 256-0890 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Mark Caluin TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1879 Deer park Cir. so

(2) TELEPHONE 256-0890

**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 L NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' 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).

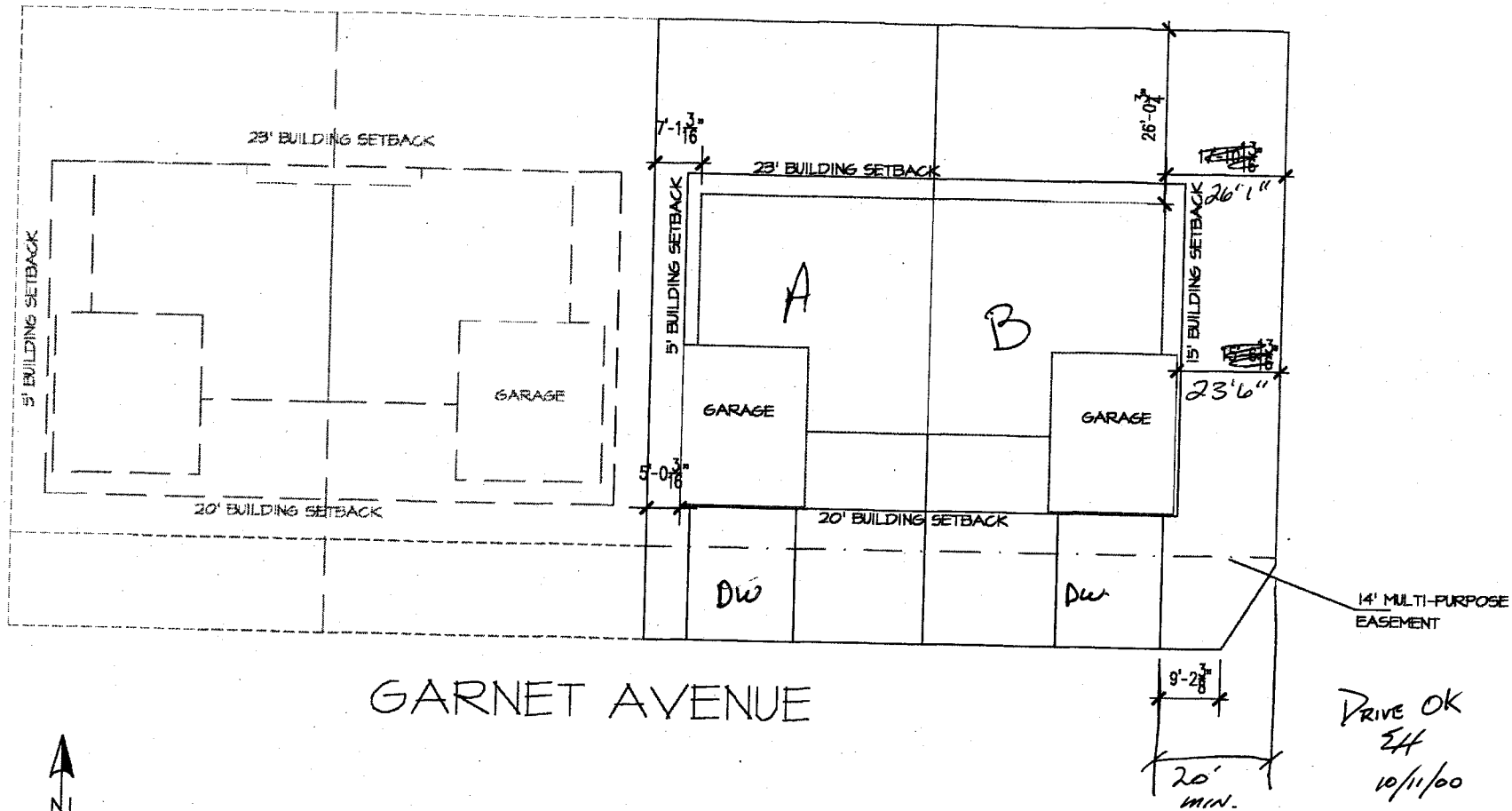
Applicant Signature [Signature] Date 10-10-00

Department Approval [Signature] Date 10-11-00

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u>	NO	W/O No. <u>13475</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-11-00</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)



GARNET AVENUE

MARK CALVIN  
 LOTS 5A 5B BLK 1 OF  
 DIAMOND RIDGE SUBDIVISION  
 FILING NO. 2

  
**SITE PLAN**  
 SCALE: 1" = 20'

ACCEPTED SIC 10/11/0  
 ANY CHANGE OF SETBACKS MU  
 APPROVED BY THE CITY PLANN  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEME  
 AND PROPERTY LINES.