

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

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

BLDG PERMIT NO. 75898



ex

Your Bridge to a Better Community

BLDG ADDRESS 650 Gemstone Way SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1690~~ 1794  
 TAX SCHEDULE NO. 2945-032-76001 SQ. FT. OF EXISTING BLDGS NO  
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1690  
 FILING 1 BLK 4 LOT 1 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  
 (1) TELEPHONE 241-9196 USE OF EXISTING BUILDINGS NO  
 (2) APPLICANT Castle, Inc. DESCRIPTION OF WORK & INTENDED USE SFR  
 2520 F-1/2 Road  
 (2) ADDRESS Grand Junction, CO 81505 TYPE OF HOME PROPOSED:  
 (2) TELEPHONE \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ 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 PB 4.2 Maximum coverage of lot by structures \_\_\_\_\_  
 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 \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

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. York Date \_\_\_\_\_  
 Department Approval C. Faye Gibson Date 7-20-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>3255</u>
Utility Accounting	<u>Clare M. Marshall Cole</u>		Date <u>7/20/00</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)

650 Gemstone  
Lot 1, Block 4  
1563 R



Castle Homes  
2820 F 1/2 Road  
Grand Junction CO 81508  
Phone 970-851-8888



Sub	1563 R
Block	4
Lot	1
Area	28,200 sq. ft.
Owner	Castle Homes, Inc.

ACCEPTED *Cy 7/24/00*  
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.

Drive OK  
SH  
7/11/00

