

FEE \$ <u>10.00</u>
TCP \$
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 80130



Your Bridge to a Better Community

BLDG ADDRESS 2518 Garnet Ave # B SQ. FT. OF PROPOSED BLDGS/ADDITION 2,208  
 TAX SCHEDULE NO. 2945-032-078-010 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2,208  
 FILING 2 BLK 1 LOT 6B NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Conquest Developments, LLC  
 (1) ADDRESS 518 28 Road, Suite A207  
 (1) TELEPHONE 970-243-1242  
 (2) APPLICANT Conquest Construction  
 (2) ADDRESS 518 28 Road Suite A207  
 (2) TELEPHONE 970-243-1242

USE OF EXISTING BUILDINGS —  
 DESCRIPTION OF WORK & INTENDED USE Construct Attached single family Duplex. 1 each side  
 TYPE OF HOME PROPOSED:  
 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 PD 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 5' from PL, Rear 23' from PL Parking Req'mt —  
 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 Cheryl Burnett Date 5/30/01  
 Department Approval C. Jay Larson Date 6/1/01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14004</u>
Utility Accounting <u>Kate Holt</u>	Date <u>6/1/01</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)

