

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77082



Your Bridge to a Better Community

BLDG ADDRESS 2520 ~~A~~ ^A GARNET SQ. FT. OF PROPOSED BLDGS/ADDITION ~~2200~~ ¹¹⁰⁰ 1100
 TAX SCHEDULE NO. 2945-032-78-009 SQ. FT. OF EXISTING BLDGS 00 A-1100 B 1100
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 100
 FILING 2 BLK 2 LOT 5B NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Mark CALVIN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1879 Deer park CIR. 50 USE OF EXISTING BUILDINGS use
 (1) TELEPHONE 256-0890 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Mark CALVIN TYPE OF HOME PROPOSED:
 (2) ADDRESS 1879 Deer park CIR. 50 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 256-0890 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 35%
 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 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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13474</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)