

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 80135



Your Bridge to a Better Community

BLDG ADDRESS 2518 Garnet Ave #A SQ. FT. OF PROPOSED BLDGS/ADDITION 2,208
 TAX SCHEDULE NO. 2945-032-78-011 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2,208
 FILING 2 BLK 1 LOT 6A 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 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 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 Cheryl Burnett Date 5/30/01
 Department Approval C. Jare Gibson 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>14003</u>
Utility Accounting	<u>Kate Hest</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)

