

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 77382



Your Bridge to a Better Community

BLDG ADDRESS 671 Agemstone SQ. FT. OF PROPOSED BLDGS/ADDITION 1300
TAX SCHEDULE NO. 2945-032-74-010 SQ. FT. OF EXISTING BLDGS —
SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1300
FILING 1 BLK 2 LOT 5A NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Kiva Development LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 656 E Cliff USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 970 234 4000 DESCRIPTION OF WORK & INTENDED USE New Home
(2) APPLICANT Same TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ 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 PR 4.2 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
Special Conditions _____
Maximum Height 32' 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 10-22-00
Department Approval [Signature] Date 10-24-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13196</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10-24-00</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)

