

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁻

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77383



Your Bridge to a Better Community

BLDG ADDRESS C713 Gemstone SQ. FT. OF PROPOSED BLDGS/ADDITION 1500
TAX SCHEDULE NO. 2945-032-74-011 SQ. FT. OF EXISTING BLDGS —
SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1500
FILING 1 BLK 2 LOT 5B 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 Sam 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
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).

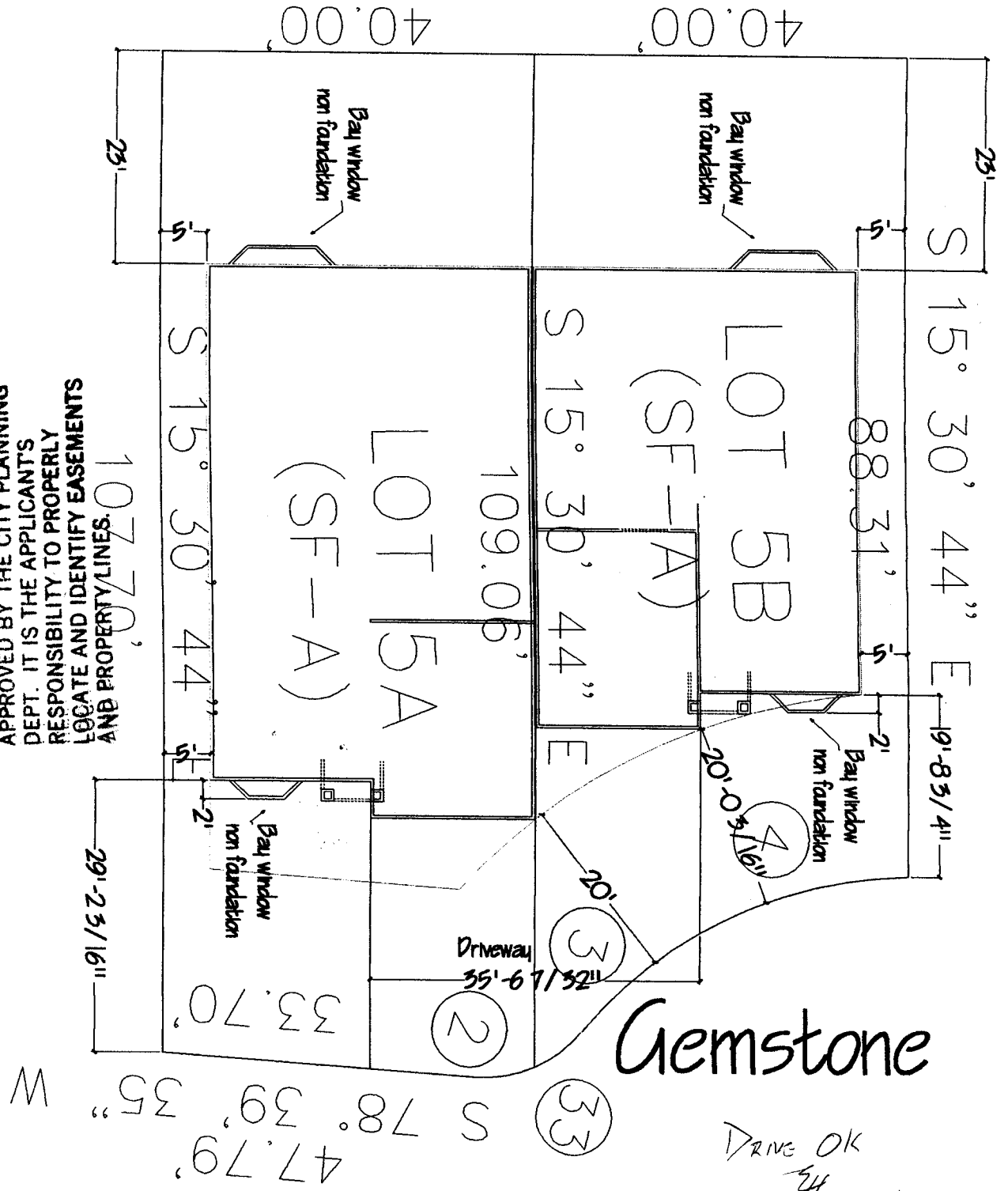
Applicant Signature [Signature] Date 10-23-00
Department Approval [Signature] Date 10-24-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

ACCEPTED 5/10/24/00
 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.



DATE	
BY	
FOR	
REVISION	
NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	

Gemstone Unit A & B
 Diamond Ridge
 Piling 1, Block 2, Lot 5A & 5B

686 E. Cliff Dr
 Grand Jct. CO 81506
 Office (970) 255-9599
 Fax (970) 255-8998

Kiva
 DEVELOPMENT & CONSTRUCTION, LLC.

