

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 80133



Your Bridge to a Better Community

BLDG ADDRESS 672 Gemstone #A SQ. FT. OF PROPOSED BLDGS/ADDITION 2,208
 TAX SCHEDULE NO. 2945-032-74-017 SQ. FT. OF EXISTING BLDGS ---
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2,208
 FILING 1 BLK 2 LOT 9A
 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 A
 (2) TELEPHONE ---

USE OF EXISTING BUILDINGS Construct
 DESCRIPTION OF WORK & INTENDED USE 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. Lynn Johnson 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>14002</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>5/1/01</u>

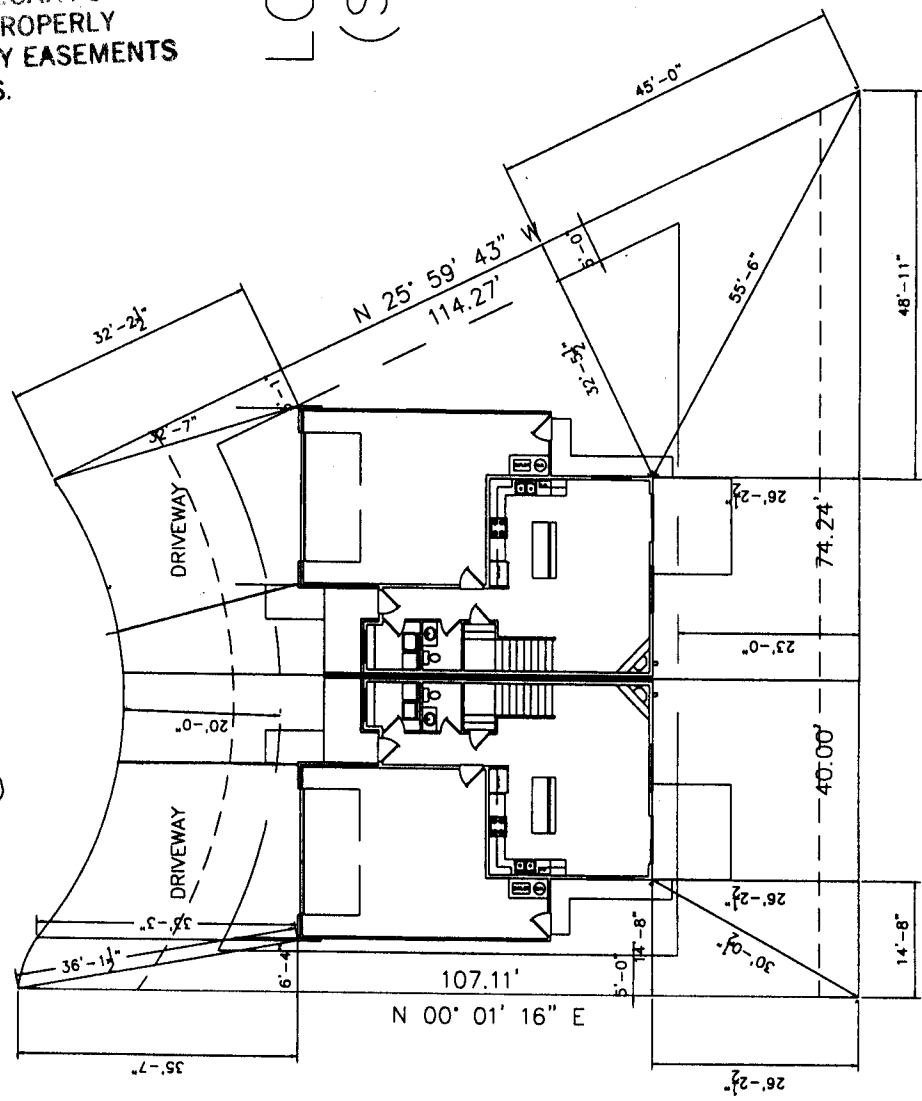
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *C. Faye Gilson*
 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.

LOT 9A
 (SF--A)

DRIVE OK
DRIVE MAX
6/1/01
 GEMSTONE



LOT 9B
 (SF--A)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.