

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 80764



BLDG ADDRESS 673 Gemstone B SQ. FT. OF PROPOSED BLDGS/ADDITION 1420
 TAX SCHEDULE NO. 294503274012 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1420
 FILING 1 BLK 2 LOT 6B 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 New Home
 (1) TELEPHONE 234-4000 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT 242-8070 TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 3590
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 Jan R. Member Date 07/18/01
 Department Approval [Signature] Date 7/19/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14138</u>
Utility Accounting	<u>[Signature]</u>	Date <u>7-19-01</u>	

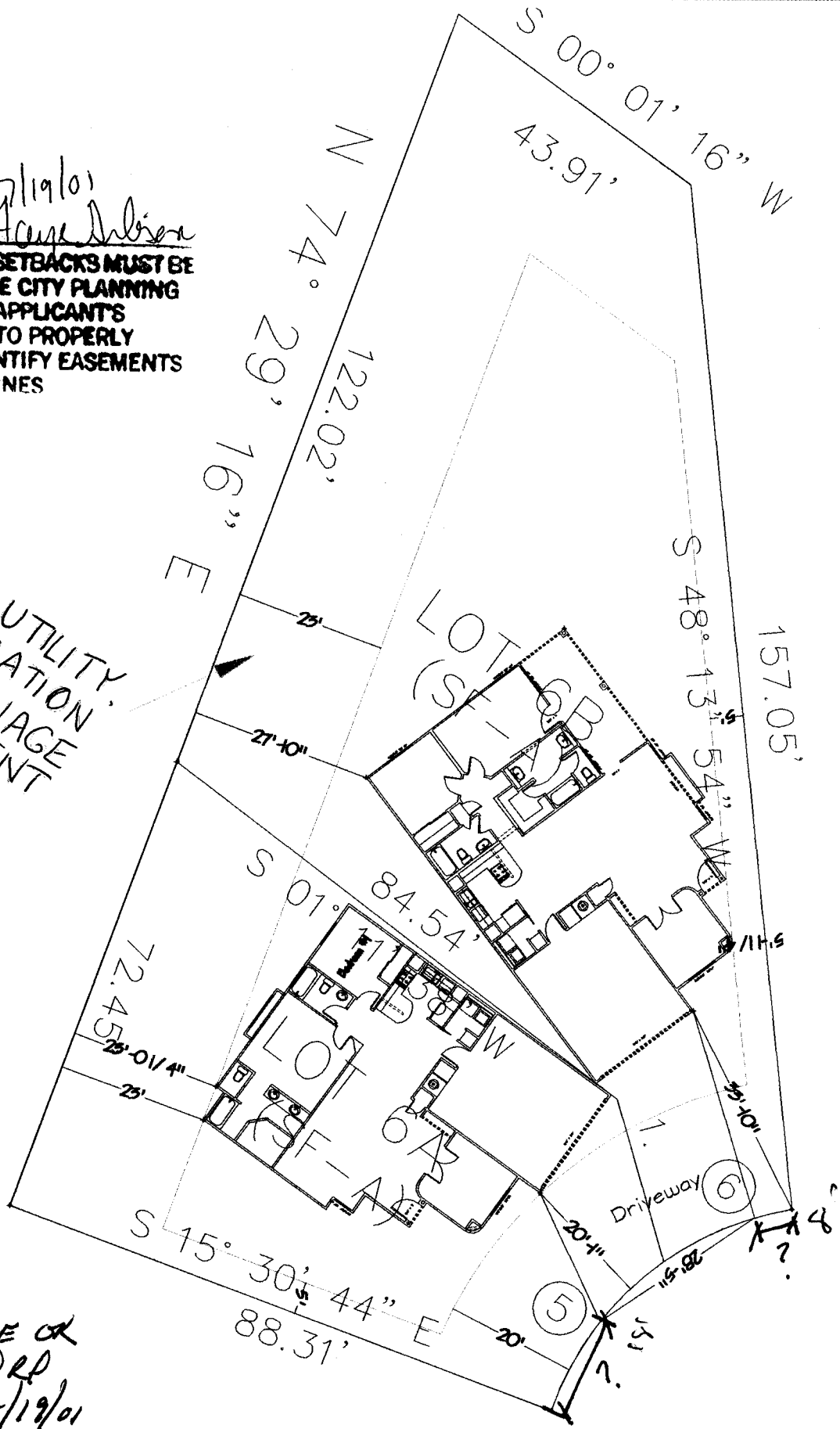
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

7/19/01
ACCEPTED
 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

10' UTILITY, IRRIGATION, DRAINAGE EASEMENT

DRIVE OR DRP 7/19/01



NAME	DATE

673 Gemstone Unit A & B
 Diamond Ridge
 Piling 1, Block 2, Lot 6A & 6B

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

KIVA
 LUXURY HOMES

