

FEE \$ <u>16.00</u>
TCP \$
SIF \$ 302.00

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

BLDG PERMIT NO. 80134



Your Bridge to a Better Community

292.00 / Total 302.00

BLDG ADDRESS 672 Gemstone #B SQ. FT. OF PROPOSED BLDGS/ADDITION 2,208

TAX SCHEDULE NO. 2945-032-74-018 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

(1) OWNER Conquest Developments, LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 518 28 Road Suite A207

(1) TELEPHONE 970-243-1242 USE OF EXISTING BUILDINGS —

(2) APPLICANT Conquest Construction DESCRIPTION OF WORK & INTENDED USE Construct Attached single family Duplex each side

(2) ADDRESS 518 28 Road Suite A207 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 970-243-1242

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 ANNEX# _____

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. Faye Johnson Date 6/1/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14001</u>
Utility Accounting <u>KHolt</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)

