

FEE \$	10.00
TCP \$	8
SIF \$	292.00

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

BLDG PERMIT NO. 80763



BLDG ADDRESS 673 Gemstone A SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2445 032 74811 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 2 LOT 6A NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Kiva Development NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 656 E Cliff Ct USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 234-4000 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT 242 8070 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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)
 or _____ from center of ROW, whichever is greater
 Side 5' exterior side from PL, Rear 23' from PL
 Maximum Height 32'

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

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 07/18/01

Department Approval [Signature] Date 7/19/01

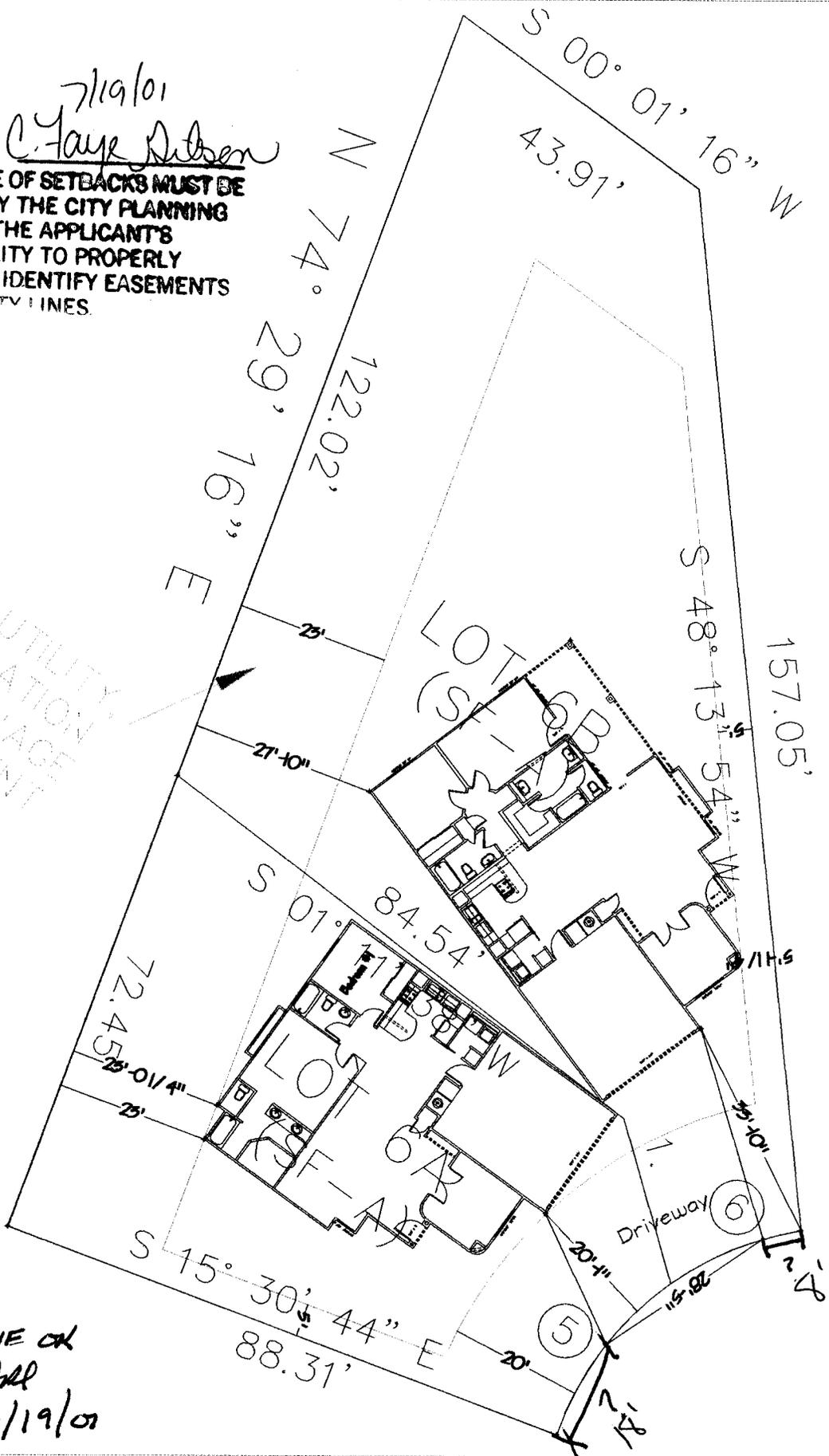
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>24139</u>
Utility Accounting <u>107 Kanover</u>		Date <u>7-19-01</u>	

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 C. Faye Ruben
 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 ON
 DRR
 7/19/01

None	None	None	None
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67B Gemstone Unit A & B
 Diamond Ridge
 Piling 1, Block 2, Lot 64 & 68

656 E. Cliff Dr.
 Grand Jct. CO 81506
 Office (970) 255-9599
 Fax: (970) 255-8598

