

FEE \$	10.00
TGP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 80240



Your Bridge to a Better Community

BLDG ADDRESS 675 Gemstone A SQ. FT. OF PROPOSED BLDGS/ADDITION 1420  
 TAX SCHEDULE NO. 2945 032 74 013 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1420  
 FILING 1 BLK 2 LOT 7A NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Jeff Kohls 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 Same 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  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).

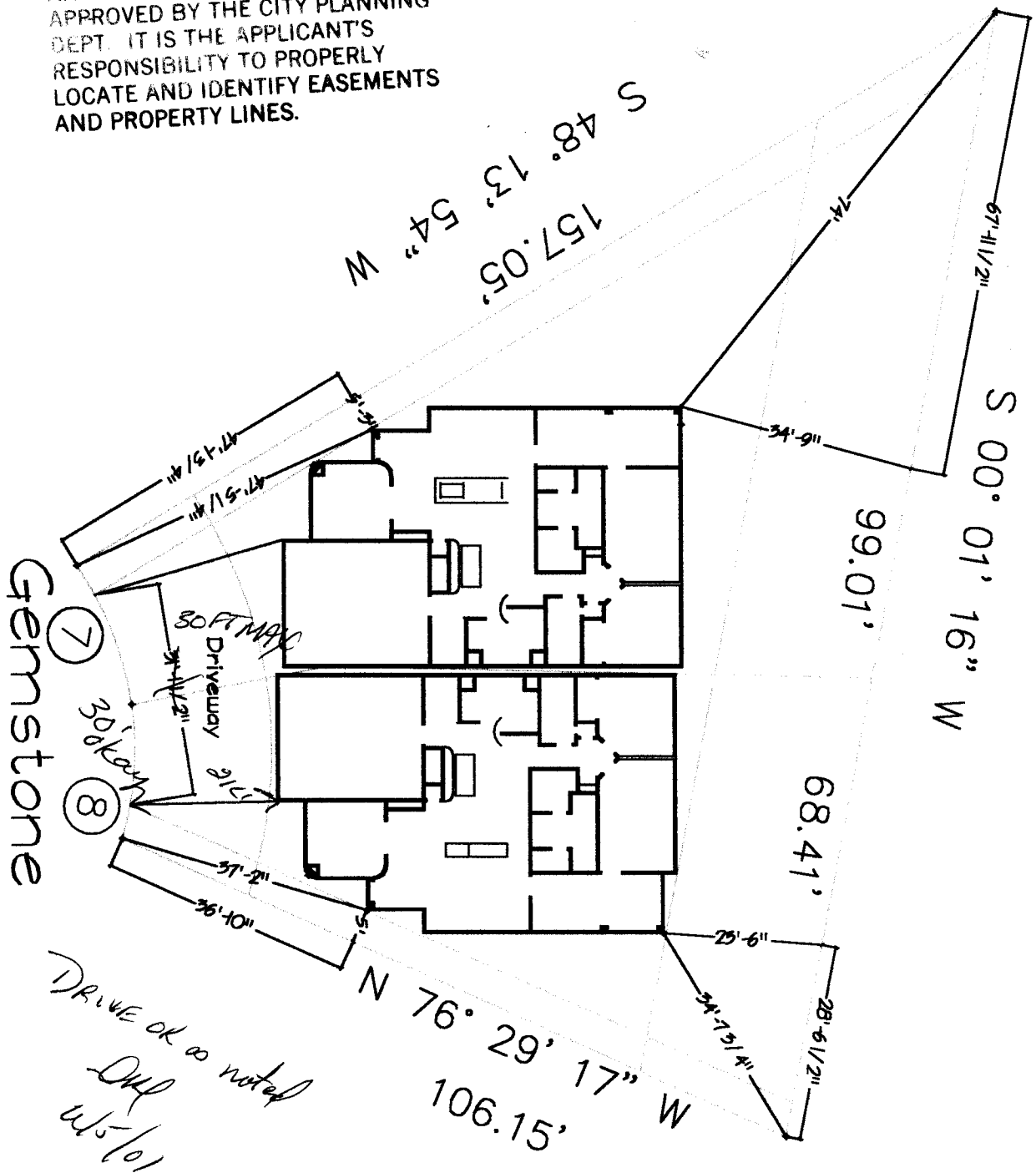
Applicant Signature Jeff Kohls - Agent for Date 6/15/01  
 Department Approval Ronnie Edwards Date 6/8/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14018</u>
Utility Accounting	<u>Kate Hall</u>	Date	<u>6/18/01</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 *Ronnie 6/8/01*  
 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.



Gemstone

7

8

*DRIVE OK as noted  
 DHP  
 6/5/01*

1 of 1
City of Grand Junction
Planning Dept.
File # 14-178
None

**675 Gemstone Unit A & B**  
 Diamond Ridge  
 Filing 1, Block 2, Lot 1A & 1B

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