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

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

BLDG PERMIT NO. 84016



Your Bridge to a Better Community

BLDG ADDRESS 665 B Miranda SQ. FT. OF PROPOSED BLDGS/ADDITION 1360
 TAX SCHEDULE NO. 2945 032 78-002 SQ. FT. OF EXISTING BLDGS ---
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1360
 FILING 2 BLK 1 LOT 2B 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 675 Gemstone B USE OF EXISTING BUILDINGS ---
 (1) TELEPHONE 234 4000 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT --- 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 RD Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or --- from center of ROW, whichever is greater
 Side 0'5" from PL, Rear 23' from PL Parking Req't 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 [Signature] Date 1/8/02
 Department Approval [Signature] Date 4.9.02

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>14746</u> |
| Utility Accounting | <u>Kate Elbony</u> | Date | <u>4/9/02</u> |

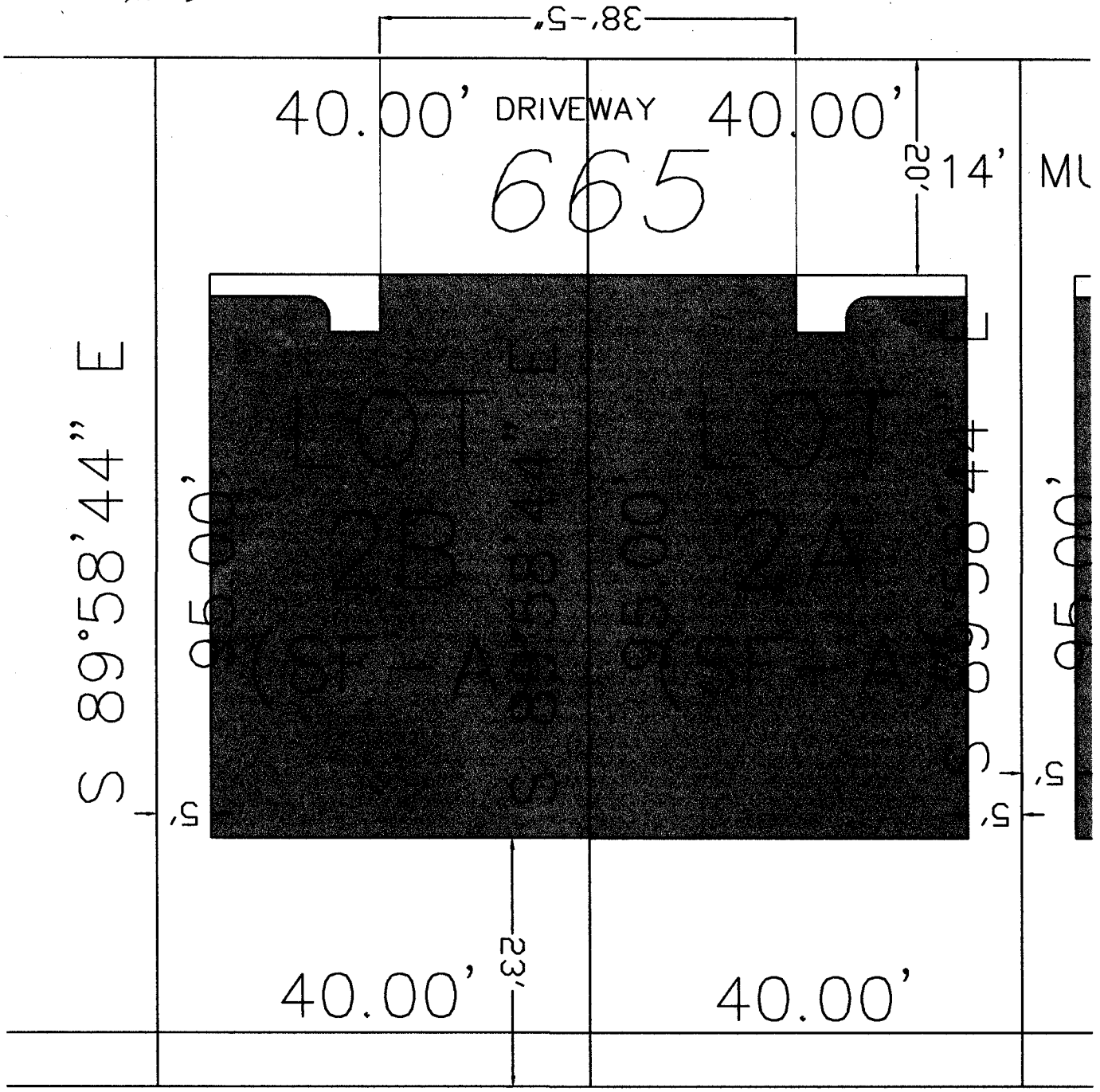
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

2LL. ♥♥♥||=||T. ●→||P. ●||CÑ

4/8/02
ACCEPTED *C. Faye Nelson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVE OR
DUP
4/9/02



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