

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

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

BLDG PERMIT NO. _____

93058-31907

Building Address 655 Gemstone way
 Parcel No. 2945-032-73-003
 Subdivision Diamond Ridge Subdivision
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1858 Sq. Ft. Proposed 192
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 10 ft

OWNER INFORMATION:

Name Steven L. Anson
 Address 655 Gemstone way
 City / State / Zip GS, CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed

APPLICANT INFORMATION:

Name Steven L. Anson
 Address 655 Gemstone way
 City / State / Zip GS, CO. 81505
 Telephone (970) 243-1217

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: personal use

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
 SETBACKS: Front near 1/2 of lot from property line (PL)
 Side 3' from PL Rear 10' from PL
 Maximum Height of Structure(s) 32'
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO
 Parking Requirement _____
 Special Conditions _____

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 07/14/05
 Department Approval [Signature] Date 7/14/05

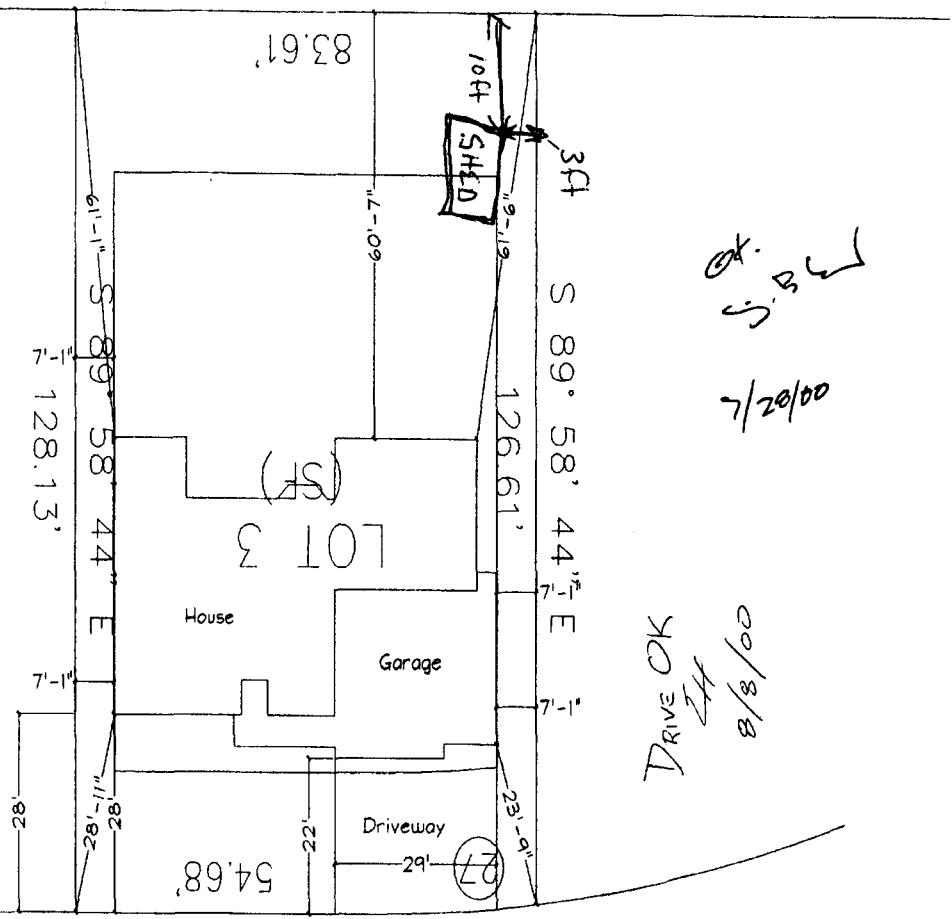
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/14/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

7/14/05
C. J. Hall

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.

655 GEMSTONE WAY
N 00° 02' 24" E



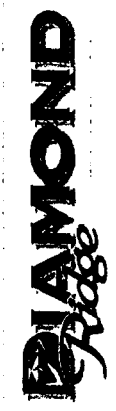
8-9-00
C. J. Hall
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

OK
S. R. L.
7/20/00

DRIVE OK
ZH
8/8/00

Gemstone
S 00° 02' 16" W

655 Gemstone
Lot 3, Blk 1
1985 L



Castle Homes
1000 Castle Homes, Inc.
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1000 Castle Homes, Inc.



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