

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 661 Gemstone Way  
Parcel No. 2945-032-73-006  
Subdivision Diamond Ridge  
Filing 1 Block 1 Lot 6

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing Bldgs 1985 Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Doug & Margaret Ford  
Address 661 Gemstone Way  
City / State / Zip Grand Junction, CO

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Storage Shed 7ft x 14ft

**APPLICANT INFORMATION:**

Name Doug & Margaret Ford  
Address 661 Gemstone Way  
City / State / Zip Grand Junction, CO  
Telephone (970) 242-5967 81505  
OR 250-1028 cell

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

**NOTES:**

**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 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 7' / 3' from PL Rear 23' / 10' from PL near 1/2 lot Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 32' or easement width Special Conditions Limited to rear half of lot  
 Voting District \_\_\_\_\_ Driveway \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 Margaret R Ford Date 4/20/05  
 Department Approval Dayleen Henderson Date 4-20-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NO
Utility Accounting	<u>D. Annett</u>		Date <u>4/20/05</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)

NOTICE:

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

DIAMOND RIDGE SUBDIVISION, FILING ONE  
SW 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W., UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

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.

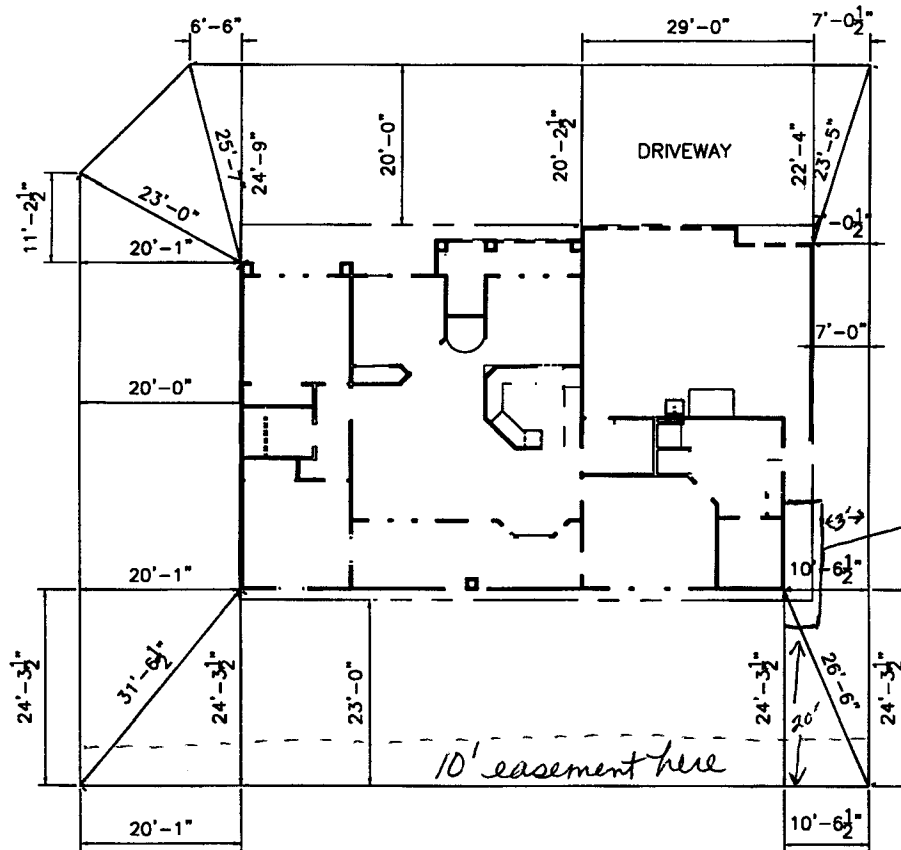
*Ronnie 2/2/01*

GEMSTONE

LOT 1  
1986 L

4-20-05  
ACCEPTED: *Gayleen Henderson*  
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.

GARNET AVENUE



DRIVE OK  
*DMP*

7'6" X 14' shed  
1/29/01

10' easement here