

FEE \$	10.00
TCP \$	—
SIF \$	2912.00

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

BLDG PERMIT NO. 76293



Your Bridge to a Better Community

BLDG ADDRESS 2516 Garnet Av. A SQ. FT. OF PROPOSED BLDGS/ADDITION 1174

TAX SCHEDULE NO. 2945-032-74020 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1174

FILING 1 BLK 2 LOT 20 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 650 Gemstone Way USE OF EXISTING BUILDINGS None

(1) TELEPHONE 241-9196 DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT owner 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 PR 4.2 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 7 from PL, Rear 23 from PL Parking Req'mt \_\_\_\_\_

0' on attached 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).

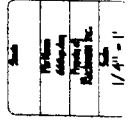
Applicant Signature Melanie D. Storch Date 8-7-00

Department Approval [Signature] Date 8/9/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>13314</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8-9-00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

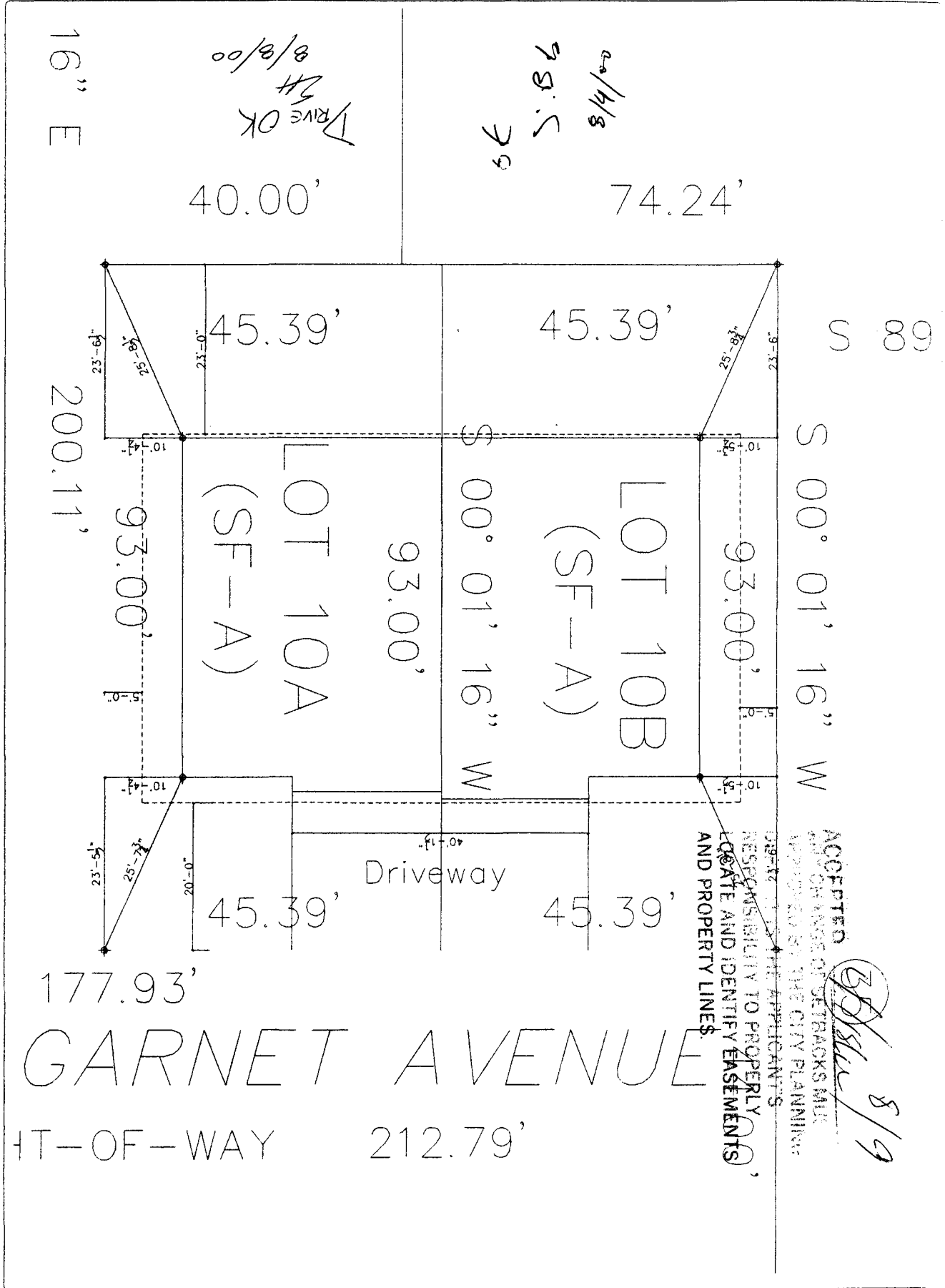
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**Castle Homes**  
 2000 P 1/2 Road  
 Grand Junction CO 81505  
 Tel: 970-243-4444

**DIAMOND** *Ridge*  
 1174 A & B  
 Lot 10A & 10B

2516 GARNET  
 LOT 10A LOT 10B  
 BLK 2



S 89

S 00° 01' 16" W

ACCEPTED  
 IN CHANGE OF SETBACKS AND  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*[Signature]*  
 8/9

GARNET AVENUE

RIGHT-OF-WAY 212.79'

177.93'

200.11'

16" E

40.00'

74.24'

45.39'

45.39'

LOT 10A  
 (SF--A)

LOT 10B  
 (SF--A)

93.00'

S 00° 01' 16" W

Driveway

45.39'

45.39'

DRIVE OK  
 24  
 8/8/00

79  
 9 B.S  
 2-2/4/8

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 76292



Your Bridge to a Better Community

BLDG ADDRESS 2516 Garnet Av. B SQ. FT. OF PROPOSED BLDGS/ADDITION 1174  
 TAX SCHEDULE NO. 2945-032-74-019 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1174  
 FILING 1 BLK 2 LOT 19 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Ruckman Inc. USE OF EXISTING BUILDINGS NONE  
 (1) ADDRESS 650 Gemstone Way DESCRIPTION OF WORK & INTENDED USE SFR  
 (1) TELEPHONE 241-9196 TYPE OF HOME PROPOSED:  
 (2) APPLICANT owner  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS \_\_\_\_\_  Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_  Other (please specify) \_\_\_\_\_

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 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7 from PL, Rear 23 from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 32 Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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Applicant Signature Melanie D. Hoch Date 8-7-00  
 Department Approval Yishu Ma Date 8/9/08

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O # <u>13315</u>
Utility Accounting <u>Wabi Overholt</u>	Date <u>8-9-00</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)