

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 73394

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

OK

BLDG ADDRESS 651 Gemstone Way TAX SCHEDULE NO. 2945-C32-CC-197
SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2014
FILING BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Ruckman Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2520 F 1/2 Road
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 249196 USE OF EXISTING BLDGS NO PAID
(2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: —
(2) ADDRESS — SFR TB
(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 PR4.2 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt —
or — from center of ROW, whichever is greater Special Conditions —
Side 7' from PL Rear 23' from PL
Maximum Height 32' 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. Hoch Date 12-13-99
Department Approval [Signature] Date 01-05-00

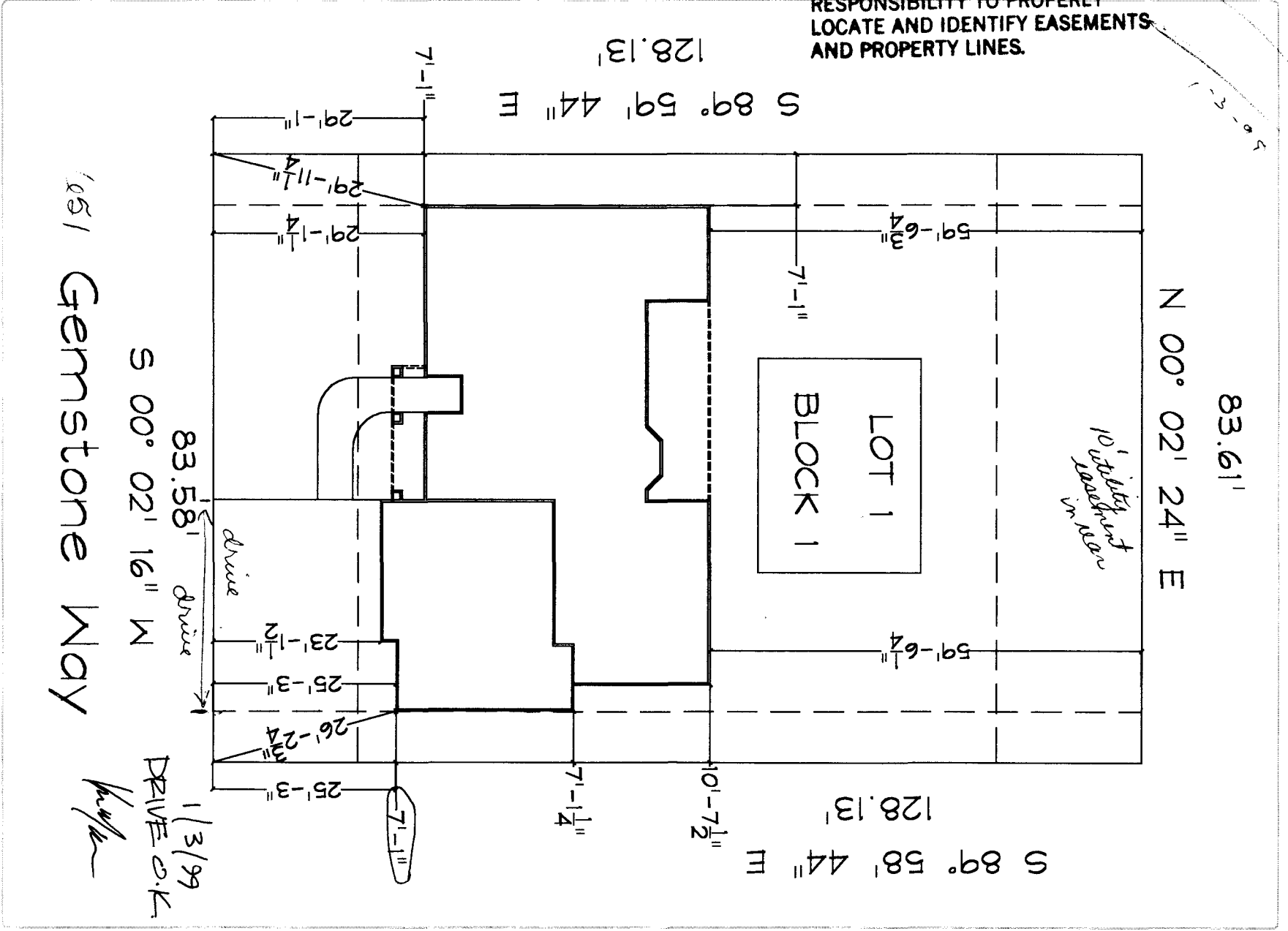
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12761

Utility Accounting [Signature] Date 1/5/00

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)

01-05-00
ACCEPTED *L. Yerstemberger*
 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.



1001 Gemstone Way

S 00° 02' 16" W

1/3/99
 DRIVE D.K.
for/for

1 of 2
 750 sq ft
 1000 sq ft
 1000 sq ft
 1000 sq ft



Castle Homes
 2000 F 1/2 Road
 Grand Junction CO 81505
 970.249.2100

Model Home
 Diamond Ridge



for/for