

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 716291



Your Bridge to a Better Community

BLDG ADDRESS 655 Gemstone Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1985
 TAX SCHEDULE NO. 2945-032-73-003 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1985
 FILING 1 BLK 3 LOT 1 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 651 Gemstone Way USE OF EXISTING BUILDINGS NO
 (1) TELEPHONE 241-9196 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT " TYPE OF HOME PROPOSED:
 (2) ADDRESS " Site Built Manufactured Home (UBC)
 (2) TELEPHONE " Manufactured Home (HUD)
 Other (please specify) _____

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 _____
 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. Floch Date 7-20-00
 Department Approval Jaye Allison Date 8-8-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13311</u>
Utility Accounting	<u>107 Knover</u>	Date	<u>8-9-00</u>

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

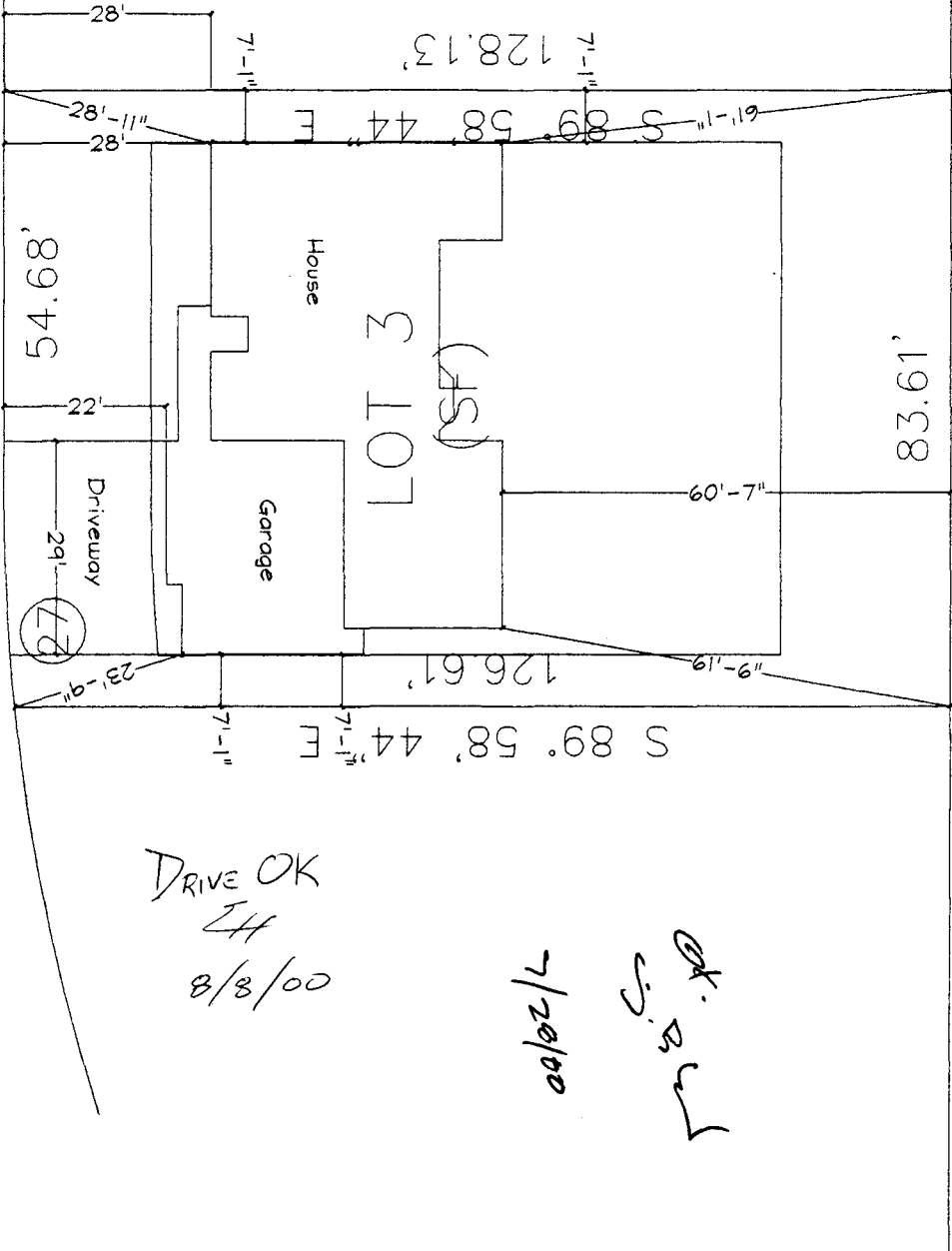
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8-9-00

ACCEPTED *C. Yare Nelson*
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.

Gemstone

S 00° 02' 16" W



N 00° 02' 24" E

655 GEMSTONE WAY

DRIVE OK
ZH
8/8/00

7/22/00
C. Yare Nelson

Sheet 1 of 2
The Home
Total and Final
Property of
Section 19-1-1



Castle Homes
651 Gemstone
Grand Junction CO 81505
Office 970 255-4200
Fax 970 251-4200



655 Gemstone
Lot 3, Blk 1
1985 L