

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 76463



Your Bridge to a Better Community

BLDG ADDRESS 657 Gemstone Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1794  
 TAX SCHEDULE NO. 2945-032-73-004 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1794  
 FILING 1 BLK 1 LOT 4 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.  
 (1) ADDRESS 651 Gemstone Way USE OF EXISTING BUILDINGS NONE  
 (1) TELEPHONE 241-9196 DESCRIPTION OF WORK & INTENDED USE SFR  
 (2) APPLICANT Owner 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 PB4.2 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 27' from PL, Rear 23' from PL Parking Req'mt 2  
 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 Meghan D. Hoch Date 8-21-00  
 Department Approval C. Jay Nelson Date 9-11-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>613372</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/11/00</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)

