

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 76277

**PLANNING CLEARANCE**

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

BLDG ADDRESS 658 Gemstone Wy  
~~2512 Onyx Dr.~~ TAX SCHEDULE NO. 2945-032-75-004

SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1647

FILING/ BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle Homes Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 202 North Ave PMB 164 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-9708 USE OF EXISTING BLDGS NO

(2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS Same

(2) TELEPHONE Same

**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 LR4.2 Maximum coverage of lot by structures 3590

SETBACKS: Front 20' from property line (PL)  
 or — from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 23' from PL Special Conditions —

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 8-3-00

Department Approval [Signature] Date 8/9/00

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 13313

Utility Accounting [Signature] Date 8-9-00

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)

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

~~2512 Onyx~~

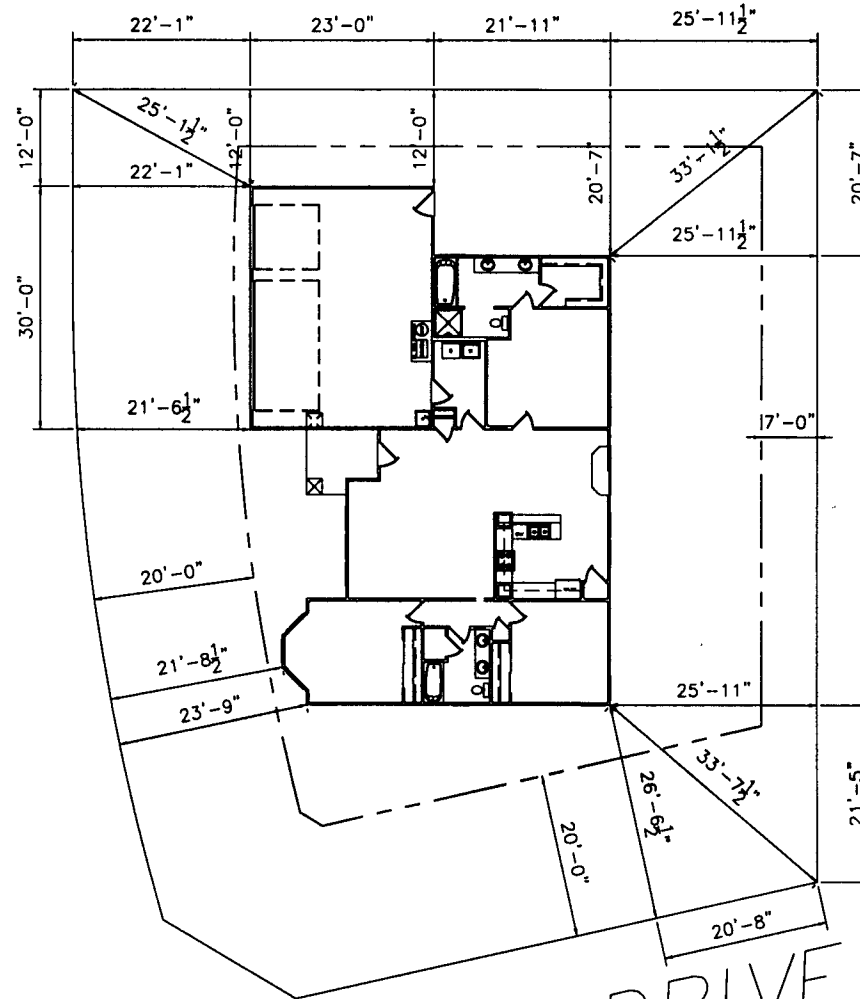
GEMSTONE

DRIVE OK

24  
8/4/00

WAY

1958 Gemstone Way



1647 SF

LOT 4

(SF) 4/1/1862 8/9

ACCEPTED  
ALL CHANGES MADE BY JACKS M.D.  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

ONYX DRIVE