

FEE \$	70.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 76749



Your Bridge to a Better Community

BLDG ADDRESS 659 Gemstone Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1563  
 TAX SCHEDULE NO. 2945-032-73-005 SQ. FT. OF EXISTING BLDGS         
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1563  
 FILING 1 BLK 1 LOT 5 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 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 PR4.2 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 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 Melanie D. Hoch Date 8-30-00  
 Department Approval C. J. 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>93373</u>
Utility Accounting	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)

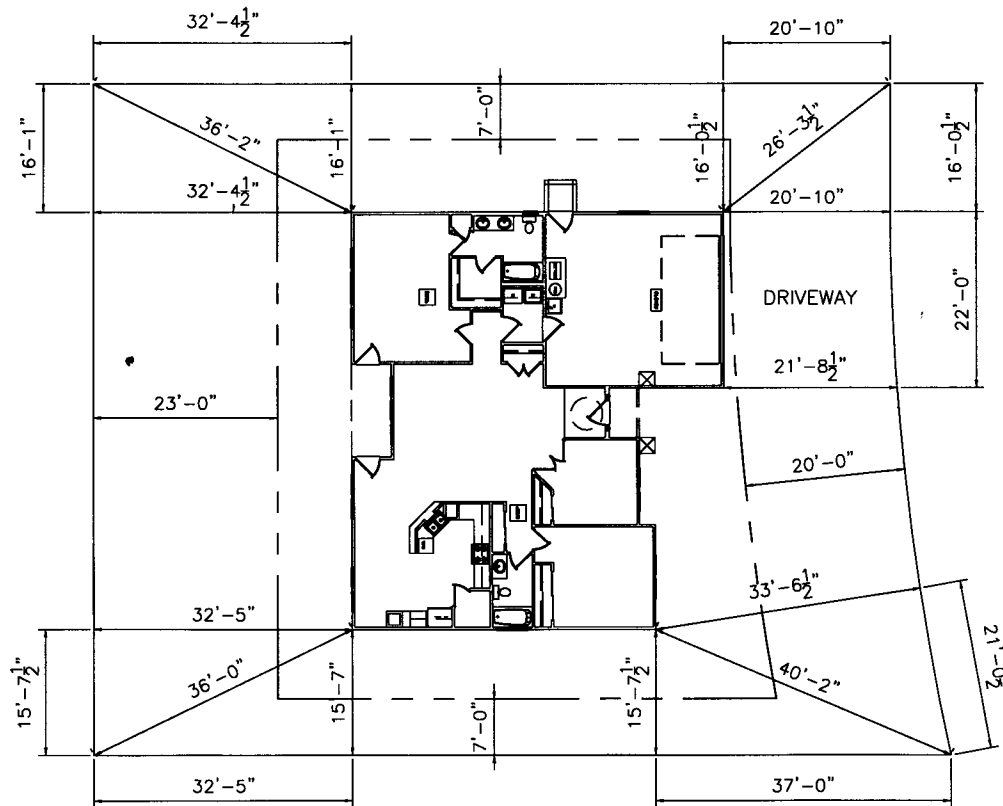
NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.

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

ACCEPTED *9-11-00*  
*C. Faye 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.

BLOCK 1  
LOT 5

1563 SF



GEMSTONE WAY

DRIVE OK  
SK  
8/30/00

*[Signature]*  
8-30-00