

FEE \$	_____
TCP \$	_____
SIF \$	292.00



BLDG PERMIT NO. 75436

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 663 Gemstone Ct A TAX SCHEDULE NO. 2945-032-74-001
 SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1174
 FILING | BLK 2 LOT 1A SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER ~~XXXX~~ Ruckman Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 651 Gemstone way NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9196 USE OF EXISTING BLDGS NO
 (2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED PAUSE SFR
 (2) ADDRESS _____
 (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 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 28' from PL Special Conditions _____
 Maximum Height 32' CENSUS 19 TRAFFIC 10 ANNEX# _____

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 5/17/00
 Department Approval Wishu Wagon Date 6/7/00
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13148
 Utility Accounting Tr Bensinger Date 6/7/00

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)

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 75435

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 663 Gemstone B ^{ct} TAX SCHEDULE NO. 2945-032-74-002
 SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1189
 FILING (BLK 2 LOT 1B) SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Puckman Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 651 Gemstone Way NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9196 USE OF EXISTING BLDGS —
 (2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS u **PAID**
 (2) TELEPHONE u

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 2
 or — from center of ROW, whichever is greater Special Conditions —
 Side 5' from PL Rear 23' from PL
 Maximum Height 32' CENSUS 19 TRAFFIC 10 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. Loch Date 5/17/00
 Department Approval Ashli Chagon Date 6/7/00
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13149
 Utility Accounting C. Bensley Date 6/7/00

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)

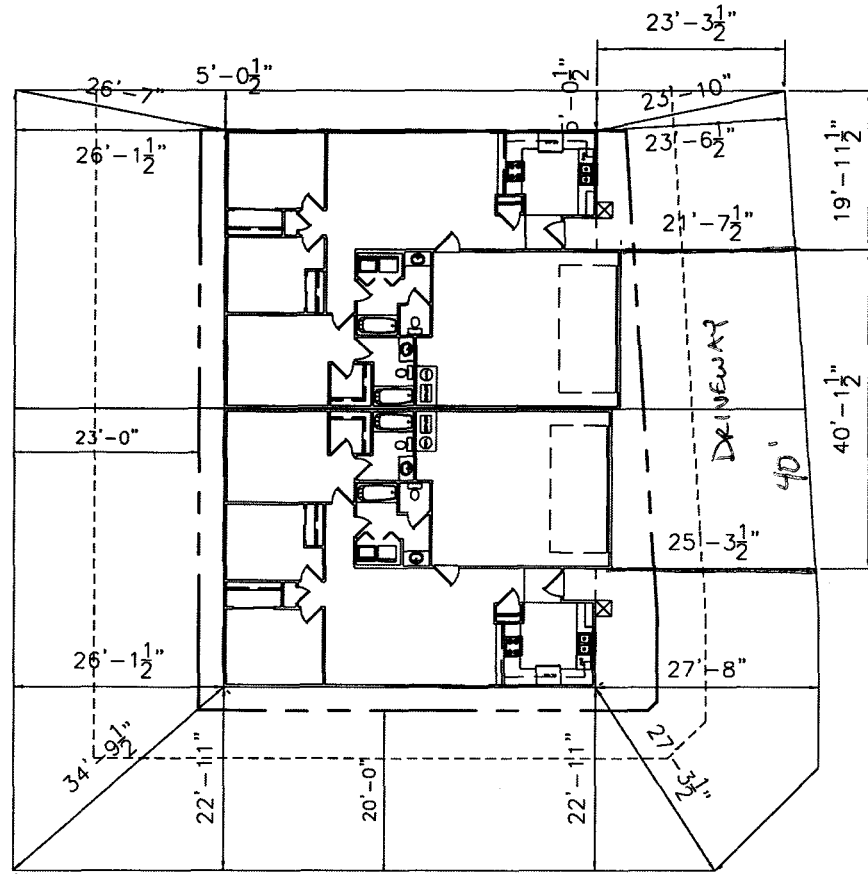
NOTICE:

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

Alster 6/7/00

ACCEPTED
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



1174 SF

LOT
1B
(SF-A)

BLOCK 2
LOT 1

LOT
1A
(SF-A)

1174 SF

*DRIVE OK
EH
6/2/00
5-24-00*

*at
J.B. 6/00*

4623 Gemstone Ct