

FEES \$	<del>10.00</del>
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO.	77079
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## PLANNING CLEARANCE

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

BLDG ADDRESS 667 Gemstone Ct A TAX SCHEDULE NO. 2945-032-74-005  
 SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1174  
 FILING/BLK 2 LOT 3A SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER 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 USE: 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 PR 4.2 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 23' from \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

PAID  
 DEC 4 2000  
 CMC

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. Hosh Date 9-25-00  
 Department Approval CEC Jany Nelson Date 12-4-00  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. (3585)  
 Utility Accounting [Signature] Date \_\_\_\_\_

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)

