

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



BLDG PERMIT NO. 74915

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

BLDG ADDRESS 669 Gemstone Ct. A TAX SCHEDULE NO. 2945-032-74-007
 SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1352
 FILING| BLK 2 LOT 4A SQ. FT. OF EXISTING BLDG(S) NO
 (1) OWNER Ruckman Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2520 Fyz Road
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9196
 USE OF EXISTING BLDGS SE 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)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 51' from PL Rear 23' from PL
 Special Conditions _____
 Maximum Height 32 feet
 CENSUS 10 TRAFFIC 19 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 P. Jahn Date 4-5-00

Department Approval Misha Mason Date 5/1/00

Additional water and/or sewer tap fees are required: YES NO _____ W/O No. 13064

Utility Accounting Dolbi Overholt Date 5/1/00

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 \$	500 0
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 74916

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 669 Gemstone Ct B TAX SCHEDULE NO. 2945-032-74-008
SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1352
FILING/BLK 2 LOT 4B SQ. FT. OF EXISTING BLDG(S) -
(1) OWNER Ruckman Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2520 Fy2 Road NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Owner USE OF EXISTING BLDGS NO
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: SFR
(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) or _____ from center of ROW, whichever is greater Parking Req'mt 2
Side 5' 2" 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. Ford Date 4-5-00

Department Approval [Signature] Date 5/1/00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13065

Utility Accounting [Signature] Date 5/1/00

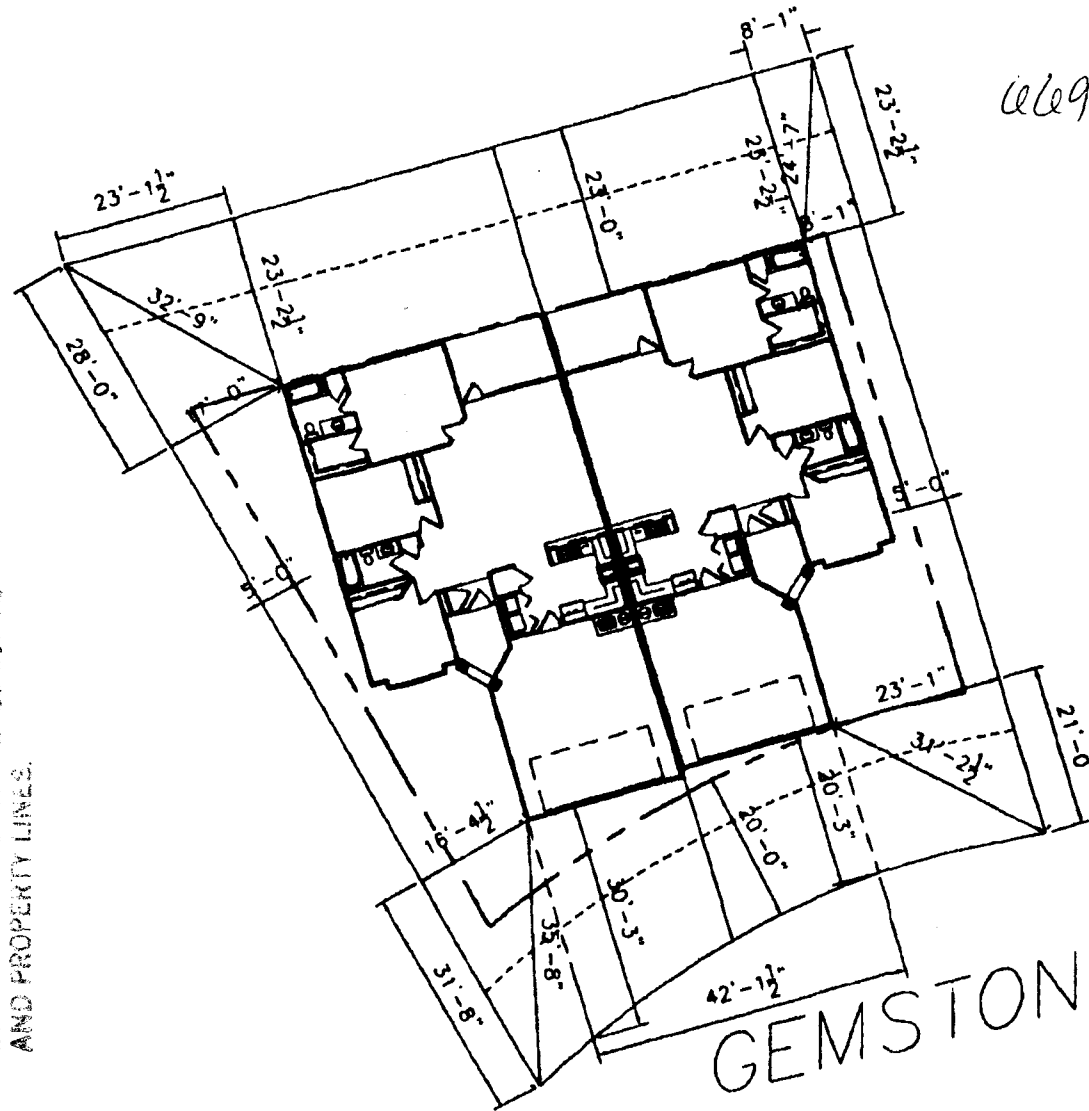
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE STATE OF COLORADO DEPARTMENT OF REVENUE

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



669 Gemstone at A & B

BLOCK 2

LOT 4

DRIVE OK
[Signature]
4/18/00

[Signature]
[Signature]

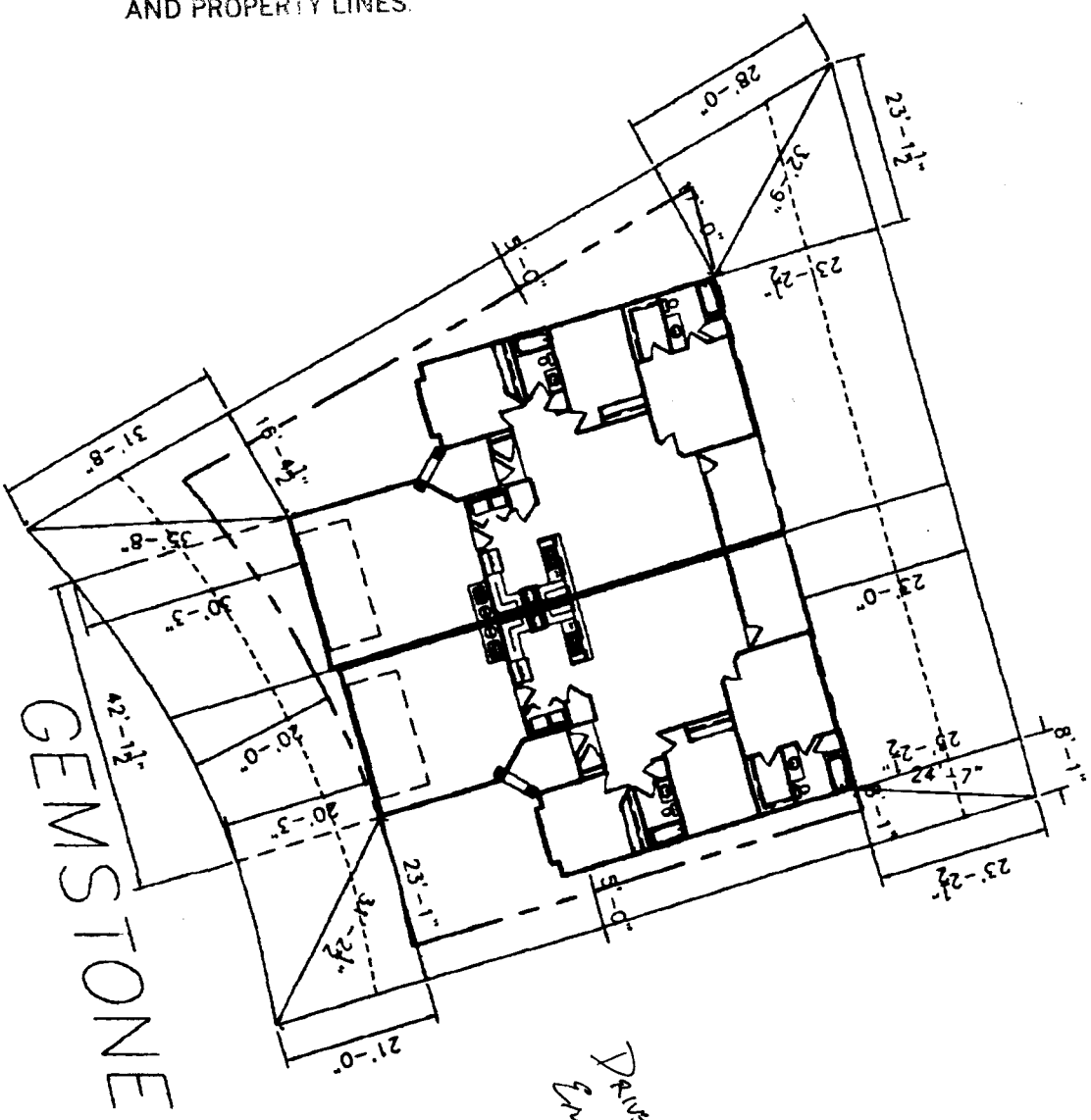
1352 SF

RECEIVED
J.A.K. 5-1-2000
COUNTY OF MESA, COLORADO
RECORDED BY COUNTY CLERK
DEPT. OF REVENUE
TO LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

GEMSTONE

ACCEPTED *J.A.K. 5-1-2000*
 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.

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



BLOCK 2
 LOT 4

1352 SF

Drawn by [Signature] 4/10/00

OK [Signature]