

FEE \$	—
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 73791

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 674 Gemstone Ct. A/B TAX SCHEDULE NO. 2945-033-00-197

SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1330

FILING BLK 2 LOT 8 A/B SQ. FT. OF EXISTING BLDG(S) —

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

(1) ADDRESS 2520 F 1/2 Road

(1) TELEPHONE 241-9196 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' 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. Fork Date 1-17-00

Department Approval Bonnie Edwards Date 2-28-00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12889

Utility Accounting Adams Date 2-28-00

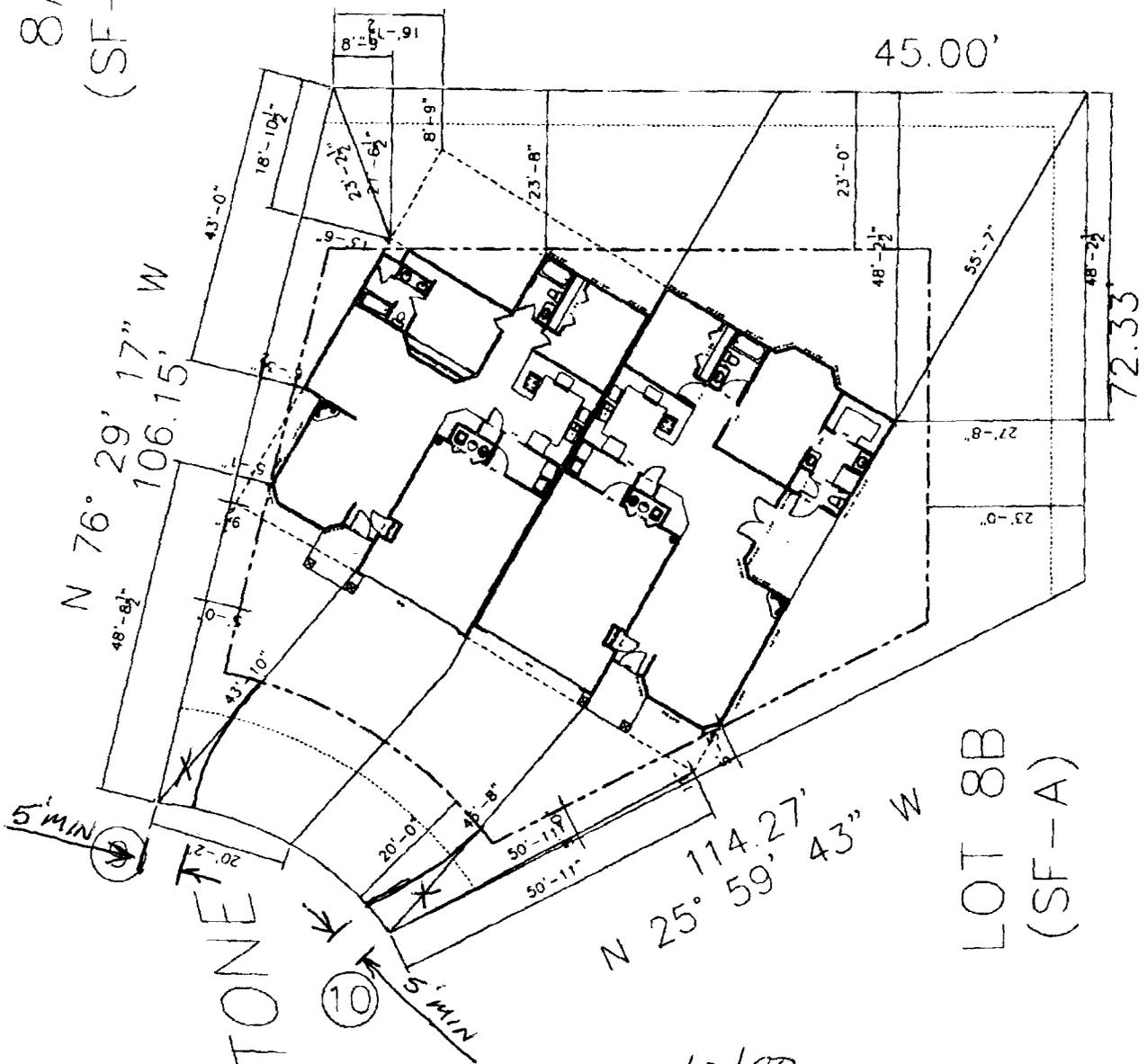
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

674 Gemstone Ct

#A

8A (SF-A)



GEMSTONE

LOT 8B (SF-A)

N 25° 59' 43" W

2/3/00

J.B. Galt

Donnie 2/28/00

ACCEPTED
 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.

Drive OK as redesigned
 Tril Donnis
 2-3-2000

NOTE:
 1. ALL SETBACKS ARE TO BE MEASURED TO THE FACE OF THE EXISTING OR PROPOSED STRUCTURE UNLESS OTHERWISE SPECIFIED.