

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



BLDG PERMIT NO. 77080

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 667 Gemstone B TAX SCHEDULE NO. 2945-032-74-006
 SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1174
 FILING\BLK 2 LOT 3B 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: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ SFR

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'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 23' from PL
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# _____

DEC 1 - 2000
 PAID
 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. York Date 9-25-00
 Department Approval C.F. C. J. Larsen Date 12-4-00
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13585
 Utility Accounting CM Corp 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)

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

08.89

667 Gemstone A & B

1174 SF DUPLEXES

ACCEPTED
Chase D. Lopez
12/14/00
DRIVE OK
SK
10/4/00

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GEMSTONE

