

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73808



Your Bridge to a Better Community

BLDG ADDRESS 674 Gemstone Ct. B SQ. FT. OF PROPOSED BLDGS/ADDITION 91  
 TAX SCHEDULE NO. Diamond Ridge SQ. FT. OF EXISTING BLDGS 1503  
 SUBDIVISION 2945-033-00-197 TOTAL SQ. FT. OF EXISTING & PROPOSED 1503  
 FILING 1 BLK 2 LOT 8B NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Ruckman Inc. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2520 FY2 Rd. USE OF EXISTING BUILDINGS ~~SFR~~ N/A  
 (1) TELEPHONE 241-9196 DESCRIPTION OF WORK & INTENDED USE SFR  
 (2) APPLICANT Owner TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 23' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 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 D. Hoch Date \_\_\_\_\_  
 Department Approval Ronnie Edwards Date 2/28/00

Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No. <u>12890</u>
Utility Accounting	<u>Williams</u>	Date	<u>2-28-00</u>

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)

NOTES:  
1. IT IS THE RESPONSIBILITY OF THE PLANNER OR OWNER TO VERIFY DETAILS  
AND CONSTRUCTION FROM A CONSTRUCTION

8A  
(SF-A)

*[Handwritten initials]*

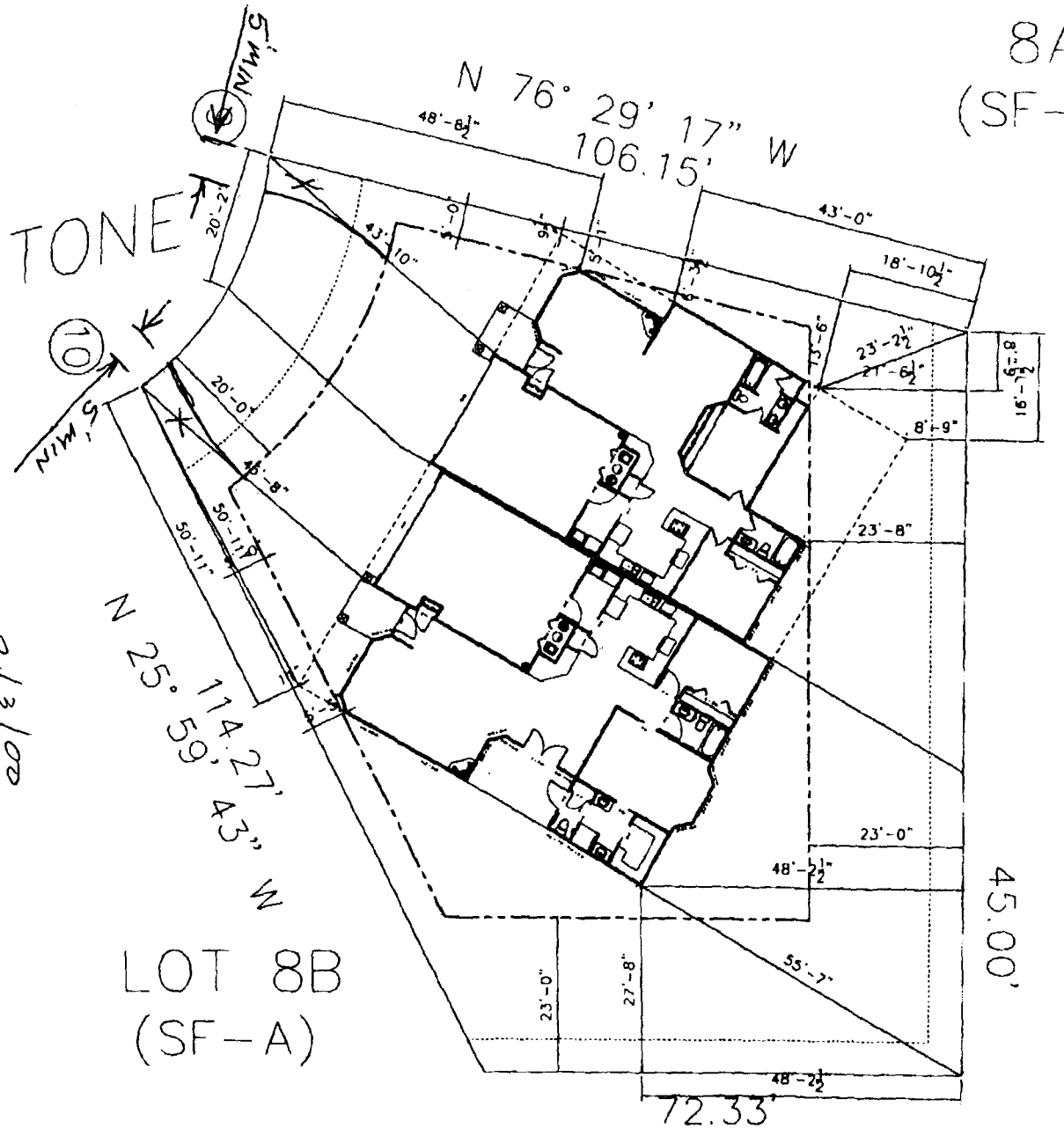
674 Gemstone Ct.

ACCEPTED  
*[Signature]*  
2/28/00  
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

GEMSTONE

*[Signature]*  
2/3/00

*[Signature]*  
2-3-2000  
Dirt Drive  
Red Drive



LOT 8B  
(SF-A)