

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



BLDG PERMIT NO. 70157

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2513 Onyx Dr. TAX SCHEDULE NO. 2945-032-76-004
SUBDIVISION Diamond Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
FILING/BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) -
(1) OWNER Castle Homes dba NO. OF DWELLING UNITS
Infinity Builders BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 202 North Av. PMB 164 NO. OF BLDGS ON PARCEL
(1) TELEPHONE 248-9700 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Owner USE OF EXISTING BLDGS NO
(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: SFR
(2) TELEPHONE same

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-42 Maximum coverage of lot by structures 3590
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or from center of ROW, whichever is greater Special Conditions
Side 7' from PL Rear 23' from PL
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. Hoch Date 7-25-00

Department Approval Ronnie Edwards Date 8-1-00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13293

Utility Accounting Marshall Cole Date 8/2/00

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)

NOTICE: IT IS THE RESPONSIBILITY OF THE BUILDER OR OTHER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

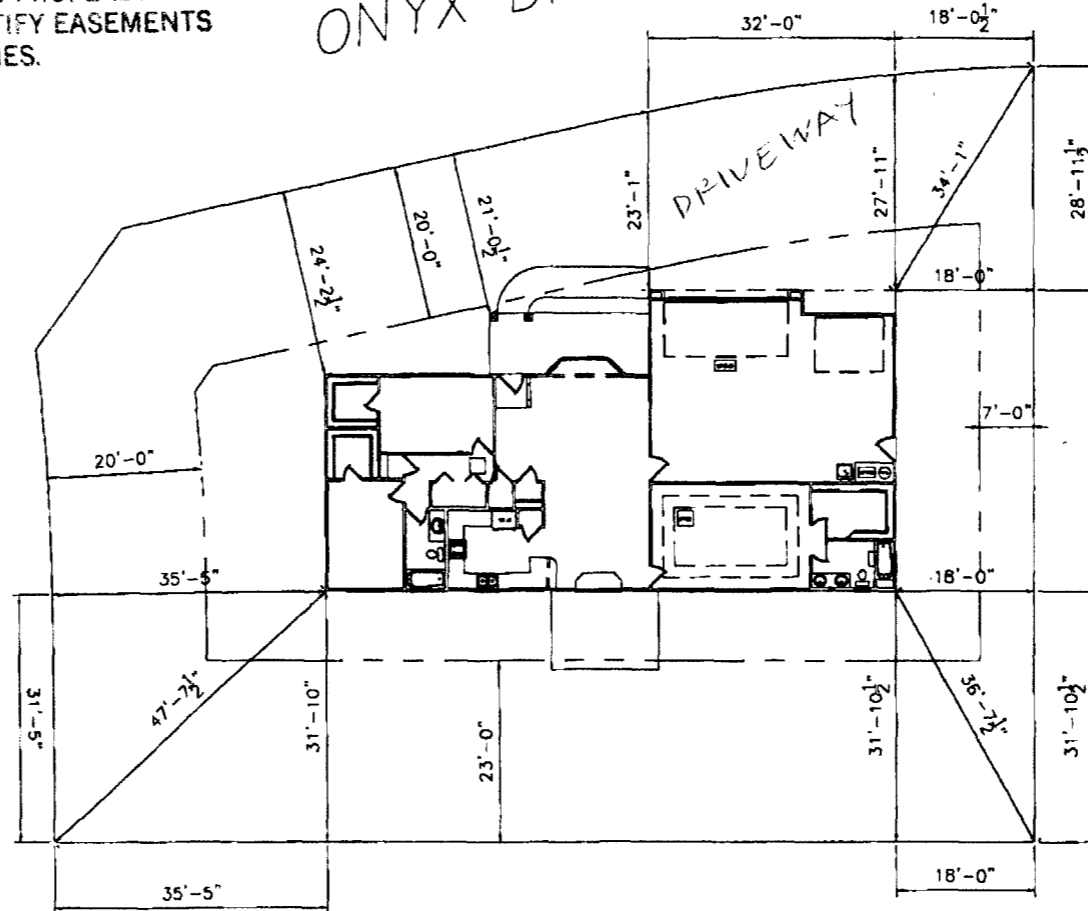
DIAMOND RIDGE SUBDIVISION, FILINONE

SW 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W., 10TH MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO

ACCEPTED *Ronnie 8/1/00*
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.

*2513 ONYX
ONYX DRIVE*

GEMSTONE WAY



*Drive OK
EH
7/31/00*

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