

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 74331 ✓

New Home

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2514 Onyx Dr.</u>	TAX SCHEDULE NO. <u>2945-032-75-003</u>
SUBDIVISION <u>Diamond Ridge</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1563</u>
FILING BLK <u>3</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>Ruckman Inc.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2520 F 1/2 Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-9196</u>	USE OF EXISTING BLDGS <u>NO</u>
(2) APPLICANT <u>Ruckman Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>SFR</u>
(2) ADDRESS <u>2520 F 1/2 Road</u>	
(2) TELEPHONE <u>241-9196</u>	

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location^{TB}(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 <u>PR 4.2</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>7'</u> from PL Rear <u>23'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>19</u> 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 <u>Melanie B. Loch</u>	Date <u>3-13-00</u>
Department Approval <u>Santa J. Castella</u>	Date <u>3-22-00</u>

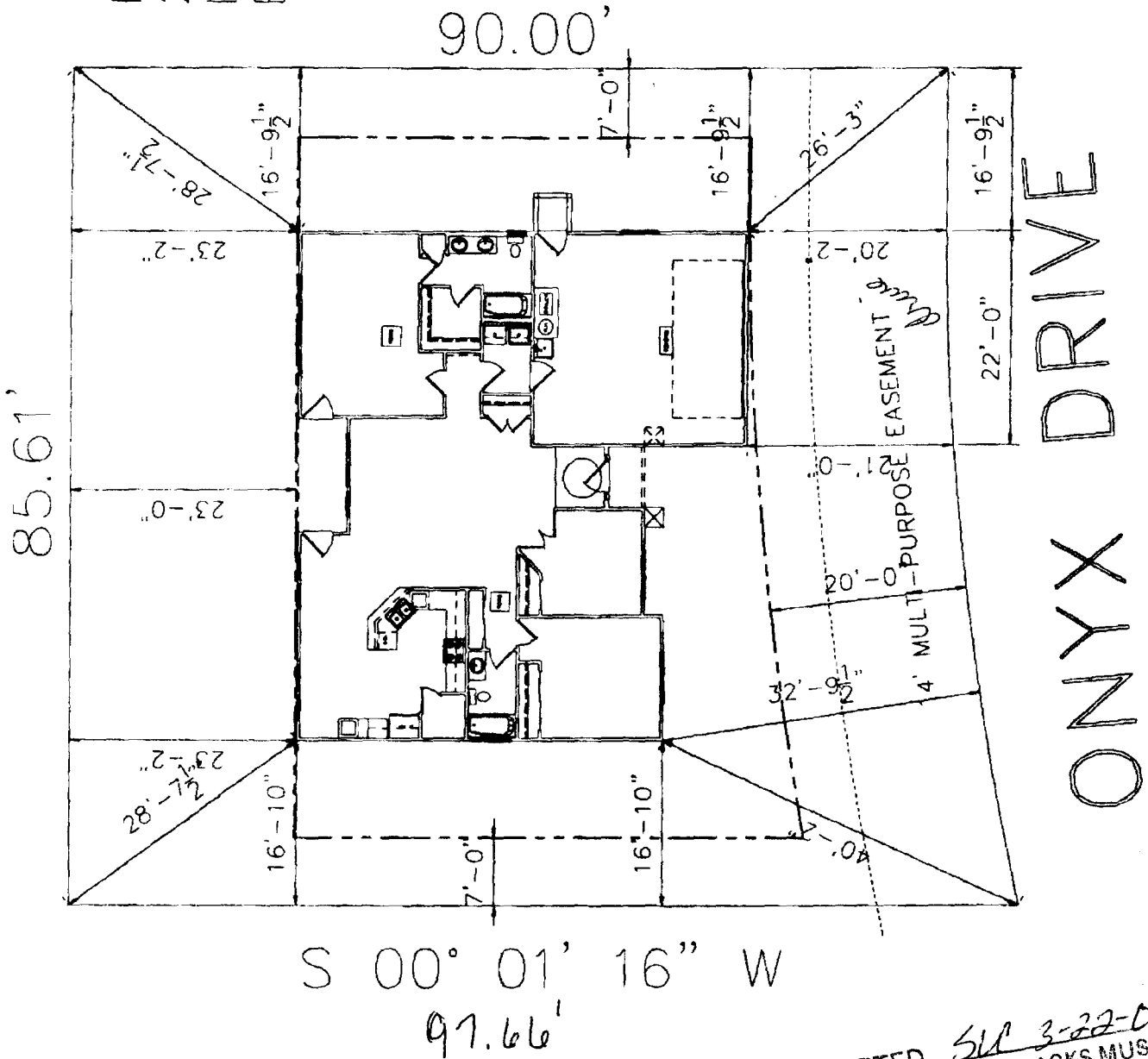
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12960

Utility Accounting <u>T. Bensley</u>	Date <u>3/22/00</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

DIAMOND RIDGE
2514 ONYX
LOT 3
BLOCK 3

Handwritten signature



Setbacks okay -
Ronnie

DRIVE OK
EWD
3/16/00

ACCEPTED SUP 3-22-00
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.