

FEE \$	10.00
TCP \$	6
SIF \$	292.00

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

BLDG PERMIT NO. 76089



Your Bridge to a Better Community

BLDG ADDRESS 2515 Onyx Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1647

TAX SCHEDULE NO. 2945-032-74-021 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1647

FILING 2 BLK 3 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Parkerson Brothers NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 710 S. 15th St. USE OF EXISTING BUILDINGS NO

(1) TELEPHONE 242-8134 DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT Castle Homes Inc. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 202 North Av. - PMB 164
 (2) TELEPHONE 248-9708

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 PD 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 7' from PL, Rear 23' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

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 A. Hloch Date 9-5-00

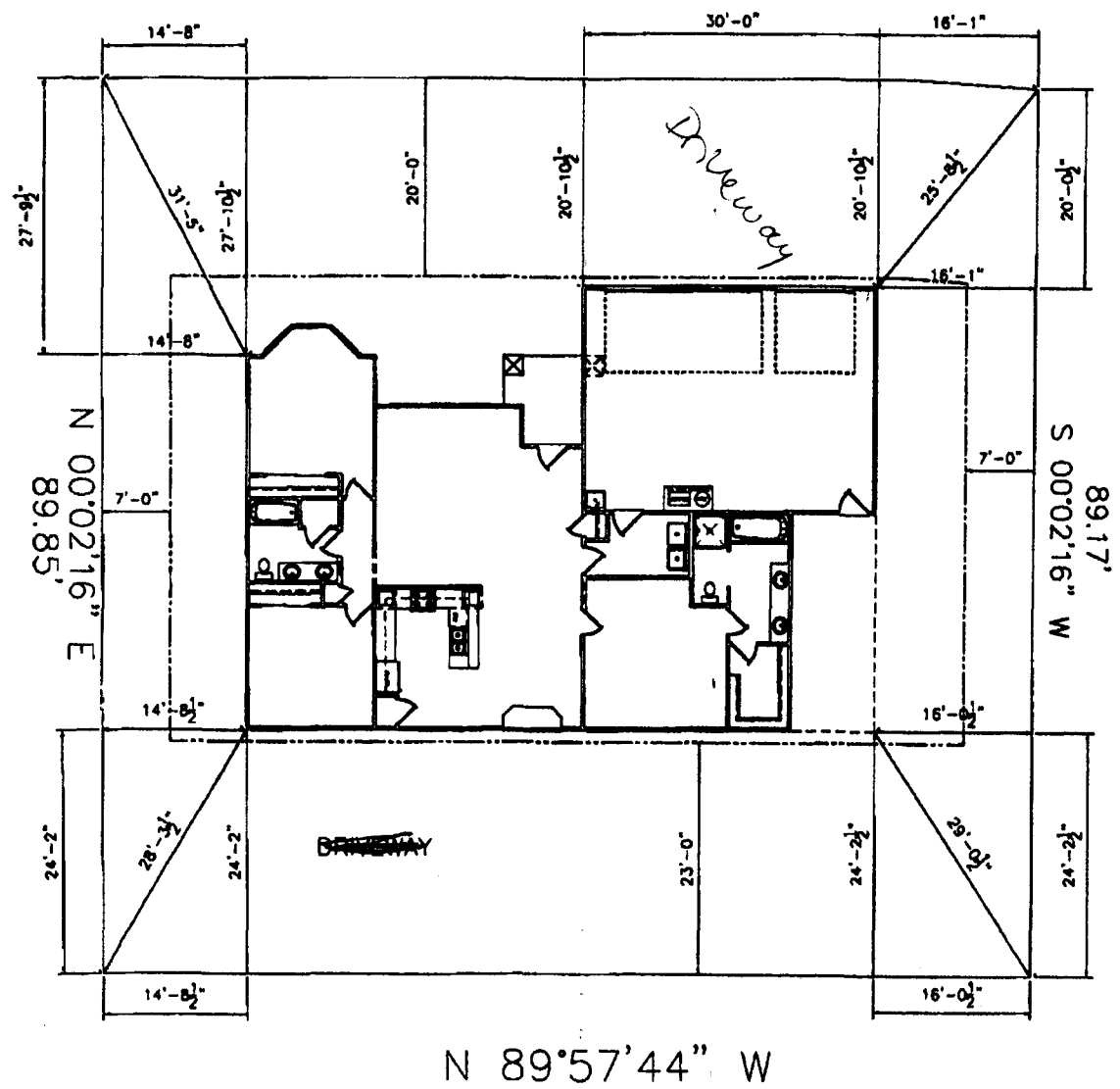
Department Approval C. Jane Huber Date 9-12-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13376</u>
Utility Accounting	Date <u>9/12/00</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)

ONYX DRIVE



DRIVE OK
SH
9/11/00

1647 LEFT

BLOCK 3
LOT 11
FILING 2

9-12-00
ACCEPTED *C. Faye Gibson*
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.