

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

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

BLDG PERMIT NO. 77102



Your Bridge to a Better Community

BLDG ADDRESS 2516 Onyx Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1897  
TAX SCHEDULE NO. 2945-032-74-021 SQ. FT. OF EXISTING BLDGS —  
SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1897  
FILING 2 BLK 2 LOT 4 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 700 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:  
(2) ADDRESS 202 North Av. #16A  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 248-9708  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 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  
Special Conditions \_\_\_\_\_  
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. Hork Date 9-28-00  
Department Approval C. J. Taylor Date 10/5/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13443</u>
Utility Accounting	<u>K. Holt</u>	Date	<u>10/5/00</u>

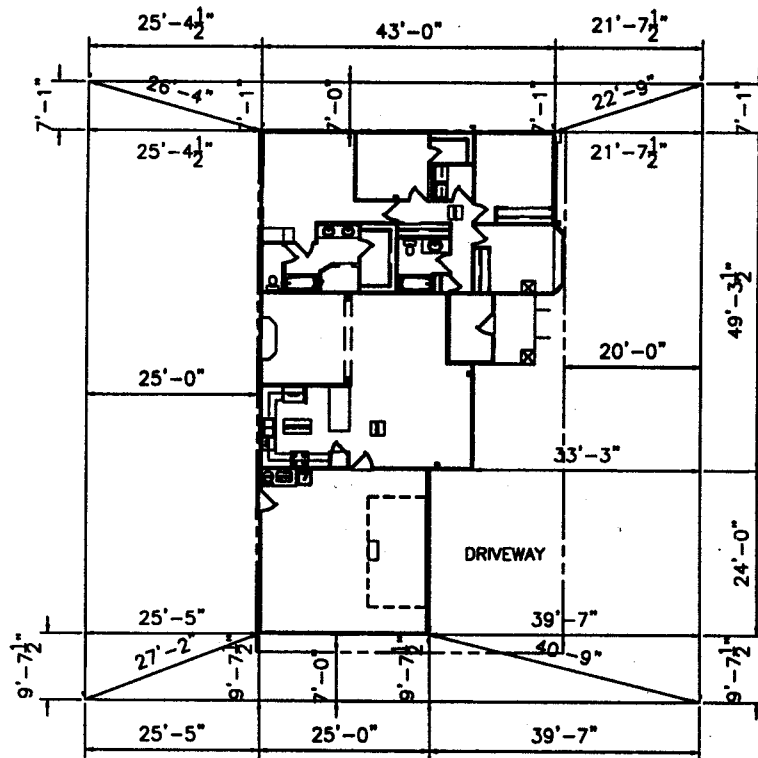
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DIAMOND RIDGE SUBDIVISION, FILING 2  
COUNTY OF MESA, STATE OF COLORADO

LOT -BLOCK 2  
1897 2 CAR

LOT 4-BLOCK 2



2516 ONYX DRIVE

DRWG OK  
3/4  
10/2/00

70/5/00  
*Chap Wilson*  
ACCEPTED  
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.

*Auto* DRAFT  
COMPUTER AIDED DRAFTING  
GRAND JUNCTION, CO (970) 241-6782