

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

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

BLDG PERMIT NO. 76688



Your Bridge to a Better Community

BLDG ADDRESS 2517 Onyx Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1648  
 TAX SCHEDULE NO. Diamond Ridge SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION 2945-032-74-021 TOTAL SQ. FT. OF EXISTING & PROPOSED 1648  
 FILING 2 BLK 3 LOT 10 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 INFINITY BUILDERS TYPE OF HOME PROPOSED:  
 (2) ADDRESS 202 NORTH AV EMB #164  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE GRAND JCT, CO 81501  Manufactured Home (HUD)  
 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 3590  
 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 D. Hork Date 9-5-00  
 Department Approval C. Faye Gibson 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>3377</u>
Utility Accounting	<u>Q. M. Allen</u>		Date <u>9/12/00</u>

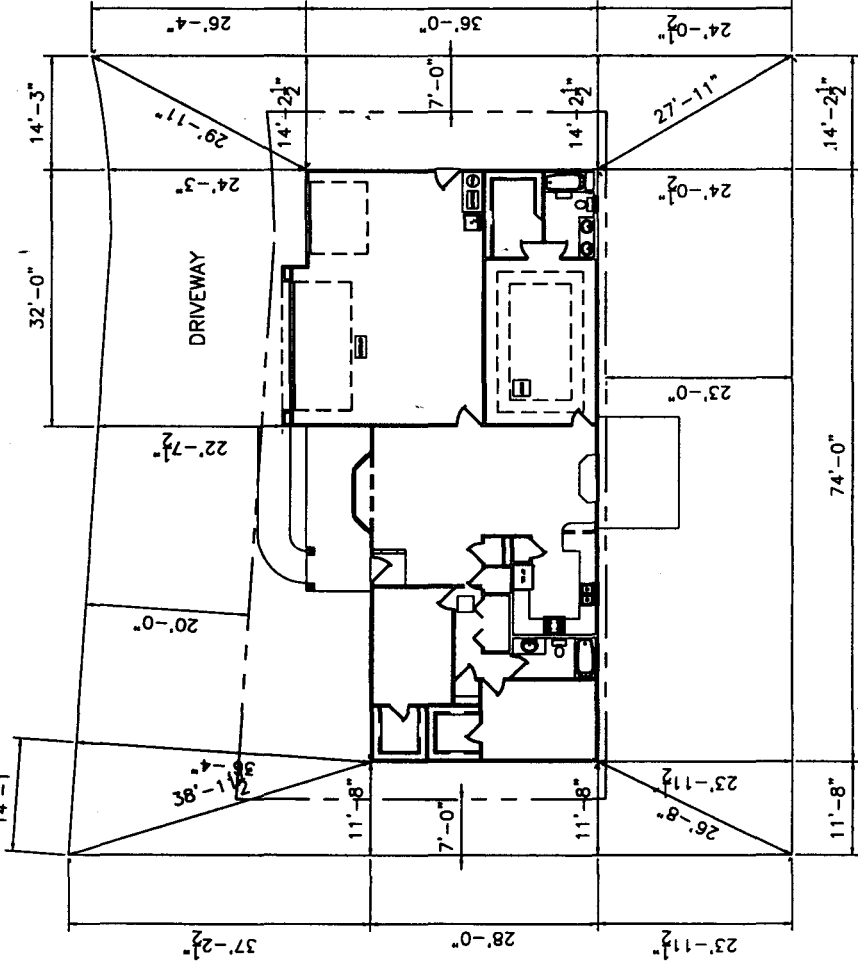
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

DIAMOND RIDGE SUBDIVISION, FILING ONE  
SW 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W., UTE MERIDIAN,  
COUNTY OF MESA, STATE OF COLORADO

2517 Onyx Dr.

ONYX DRIVE



DRIVE OK  
SK  
9/11/00

BLOCK 4  
LOT 10  
1648 LEFT

9-12-00  
ACCEPTED *Clay Wilson*  
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.