

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 77098



Your Bridge to a Better Community

BLDG ADDRESS 2519 ONYX DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1850

TAX SCHEDULE NO. 2945-632-74-021 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION DIAMOND RIDGE TOTAL SQ. FT. OF EXISTING & PROPOSED 1850

FILING 2 BLK 3 LOT 9 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. PMB164

(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 D. Jorch Date 9-26-00

Department Approval RK Ronnie Edwards Date 9-28-00

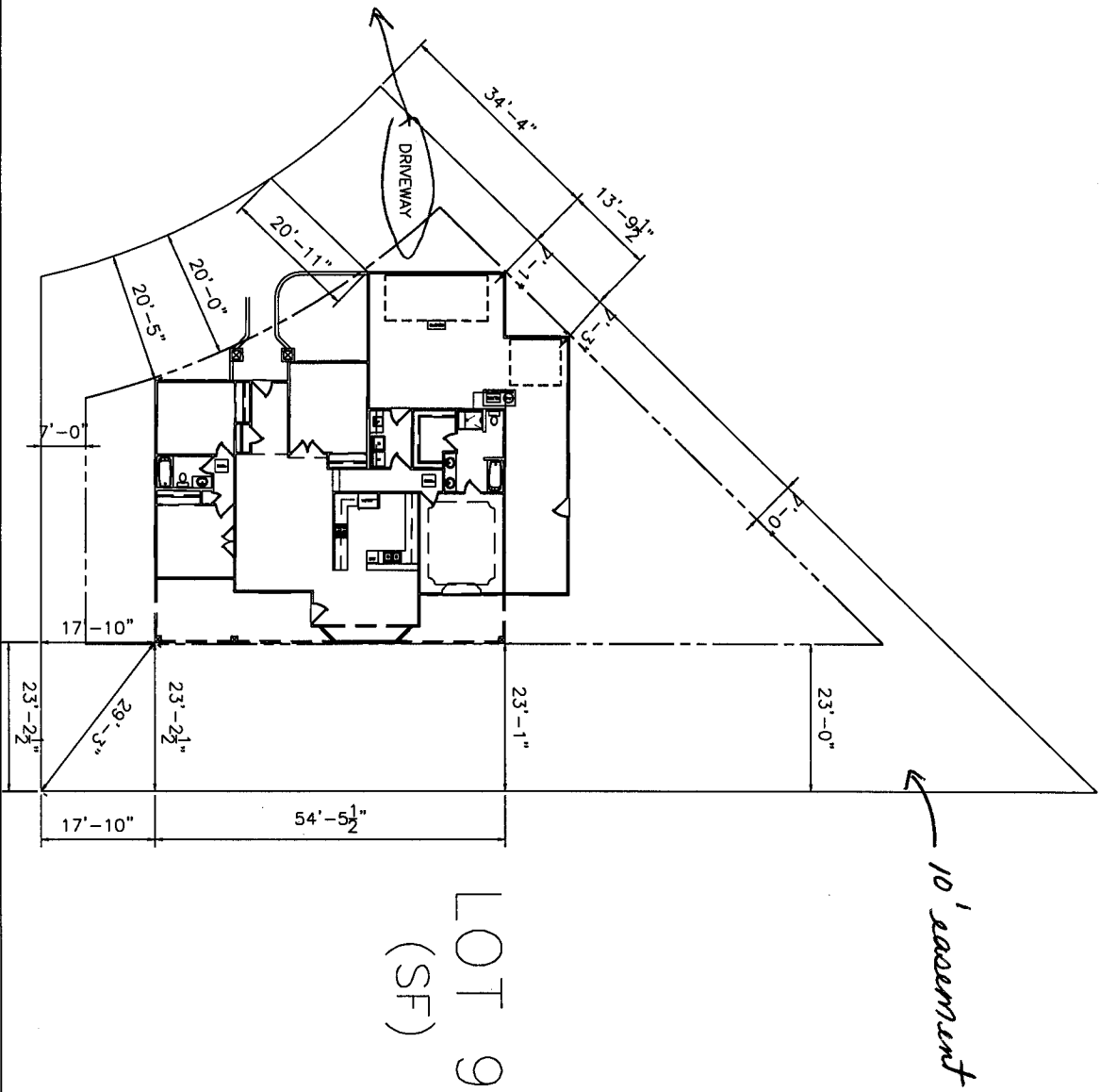
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13440</u>
Utility Accounting <u>D Overholt</u>	Date <u>10-5-00</u>		

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

MODIFIED 1850 PLAN 2519 ONLY DR.



DRIVE MUST BE
 OFFSET BY AT LEAST
 5' FROM R.E.
 WEST MARSH
 244-1451

LOT 9
 (SF)

ACCEPTED *Ronnie 9/28/00*
 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.