

| | |
|--------|-------------------|
| FEE \$ | 10 ⁻ |
| TCP \$ | 0 |
| SIF \$ | 292 ⁰⁰ |

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

BLDG PERMIT NO. 77099



Your Bridge to a Better Community

BLDG ADDRESS 2521 Onyx Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1865

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

SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1865

FILING 2 BLK 3 LOT 8 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. PMB16A

(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. Korb Date 9-26-00

Department Approval Ronnie Edwards Date 9-28-00

| | | |
|--|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | W/O No. <u>13439</u> |
| Utility Accounting <u>John Overholt</u> | Date <u>10-5-00</u> | |

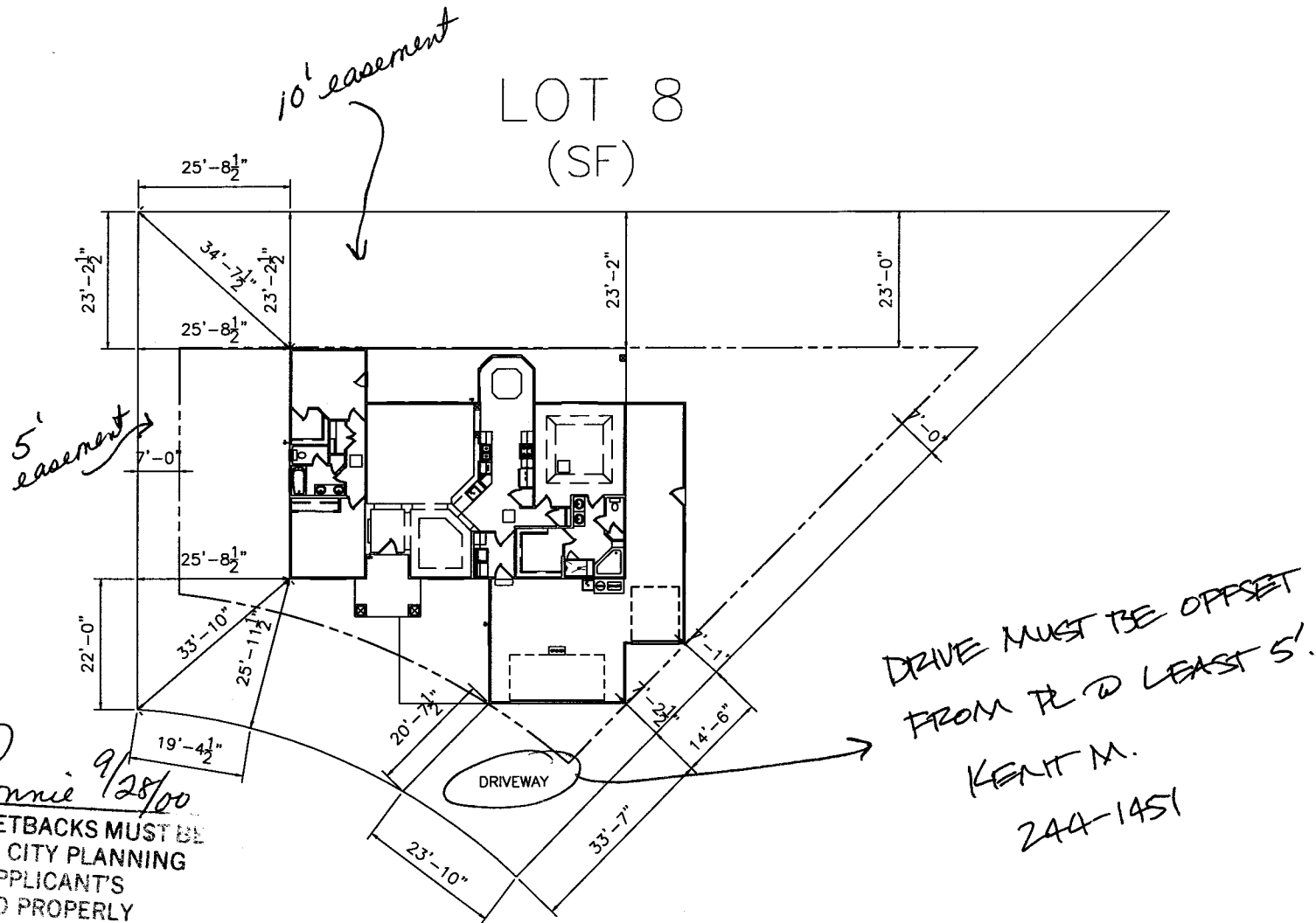
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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

MODIFIED 1865 PLAN 2521 ONYX DR.

LOT 8
(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.