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

BLDG PERMIT NO. 82012

AK



Your Bridge to a Better Community

BLDG ADDRESS 2519 Onyx Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1716~~ 600[#]
 TAX SCHEDULE NO. 2945-032-74-021 SQ. FT. OF EXISTING BLDGS 1850[#]
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2450[#]
 FILING 2 BLK 3 LOT 9 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Pat Tracy NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2519 Onyx Dr. USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 248-9708 DESCRIPTION OF WORK & INTENDED USE Enclosed Patio
 (2) APPLICANT Infinity Builders TYPE OF HOME PROPOSED:
 (2) ADDRESS 202 N. Ave. #164 Site Built Manufactured Home (HUD) (UBC)
 (2) TELEPHONE 248-9708 Manufactured Home (HUD) Other (please specify) Enclosing existing covered patio

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 4.2 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO —
 or — from center of ROW, whichever is greater
 Side 7' from PL, Rear 23' from PL Parking Req'mt —
 Maximum Height 32' Special Conditions —
 CENSUS 10 TRAFFIC 19 ANNEX# —

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'Joch Date 10/23/01
 Department Approval Antony Costello Date 10/23/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>L. Bensey</u>	Date	<u>10/23/01</u>

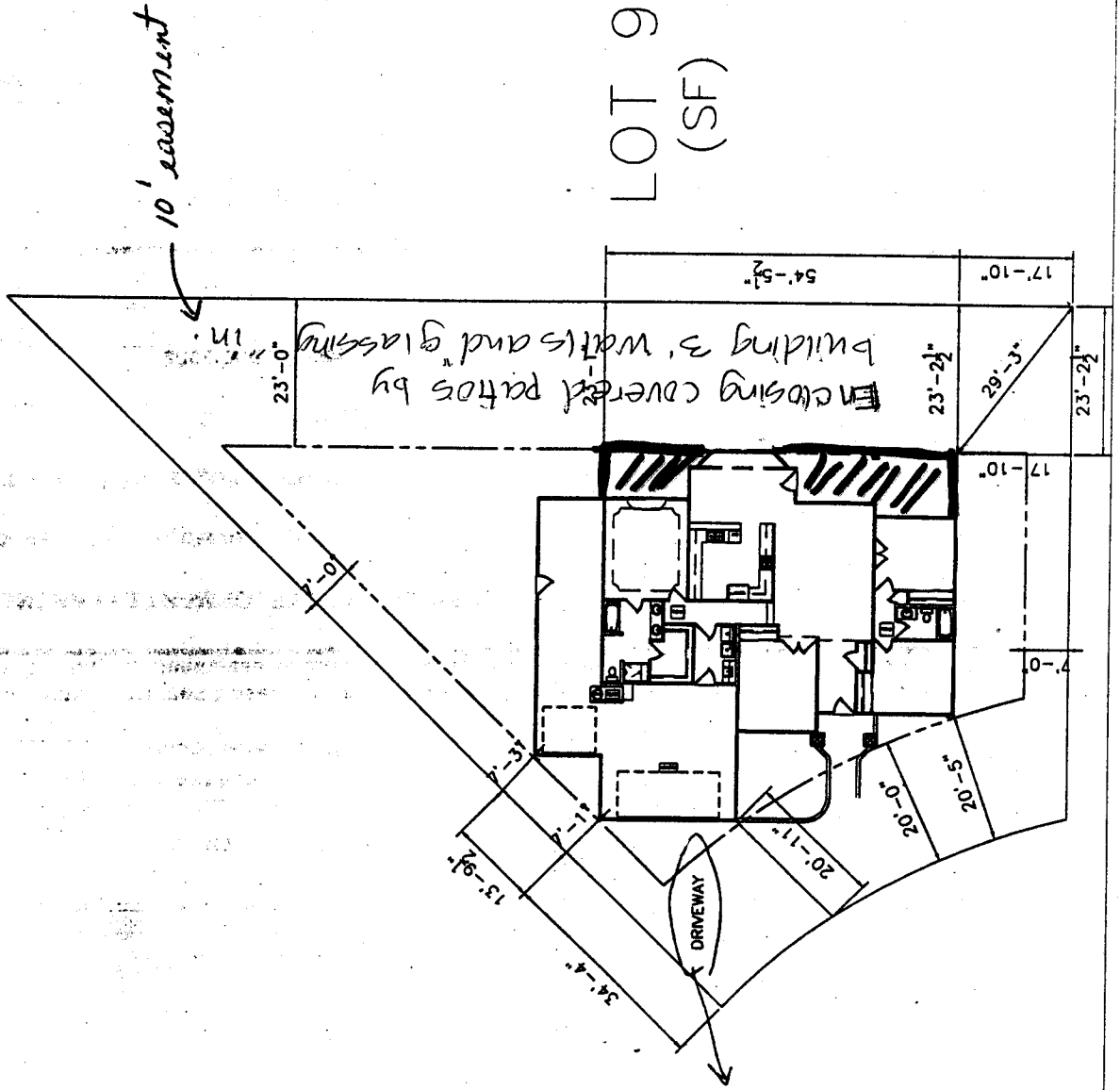
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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.

ACCEPTED *Ronnie 9/28/00*
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



ACCEPTED *SLC 10/23/01*
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.

DRIVE MUST BE
OFFSET & LEAST
5' FROM TR.
KENT MARSH
244-1451