

FEE \$	N/A
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

64495-33814

BLDG ADDRESS 2519 Onyx Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2945-032-74-021 SQ. FT. OF EXISTING BLDGS 2450 #

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

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER William P. Tracy

(1) ADDRESS 2519 Onyx Dr.

(1) TELEPHONE 970-242-7279

(2) APPLICANT William P. Tracy

(2) ADDRESS 2519 Onyx Dr.

(2) TELEPHONE 970-242-7279

USE OF EXISTING BUILDINGS None

DESCRIPTION OF WORK & INTENDED USE Amateur Antenna 10'

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 4.2 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO X

Side 7' from PL, Rear 23' from PL Parking Req'mt _____

Maximum Height 10' from roof top 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 W.P. Tracy Date 071502

Department Approval [Signature] Date 7/15/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>7-15-02</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)

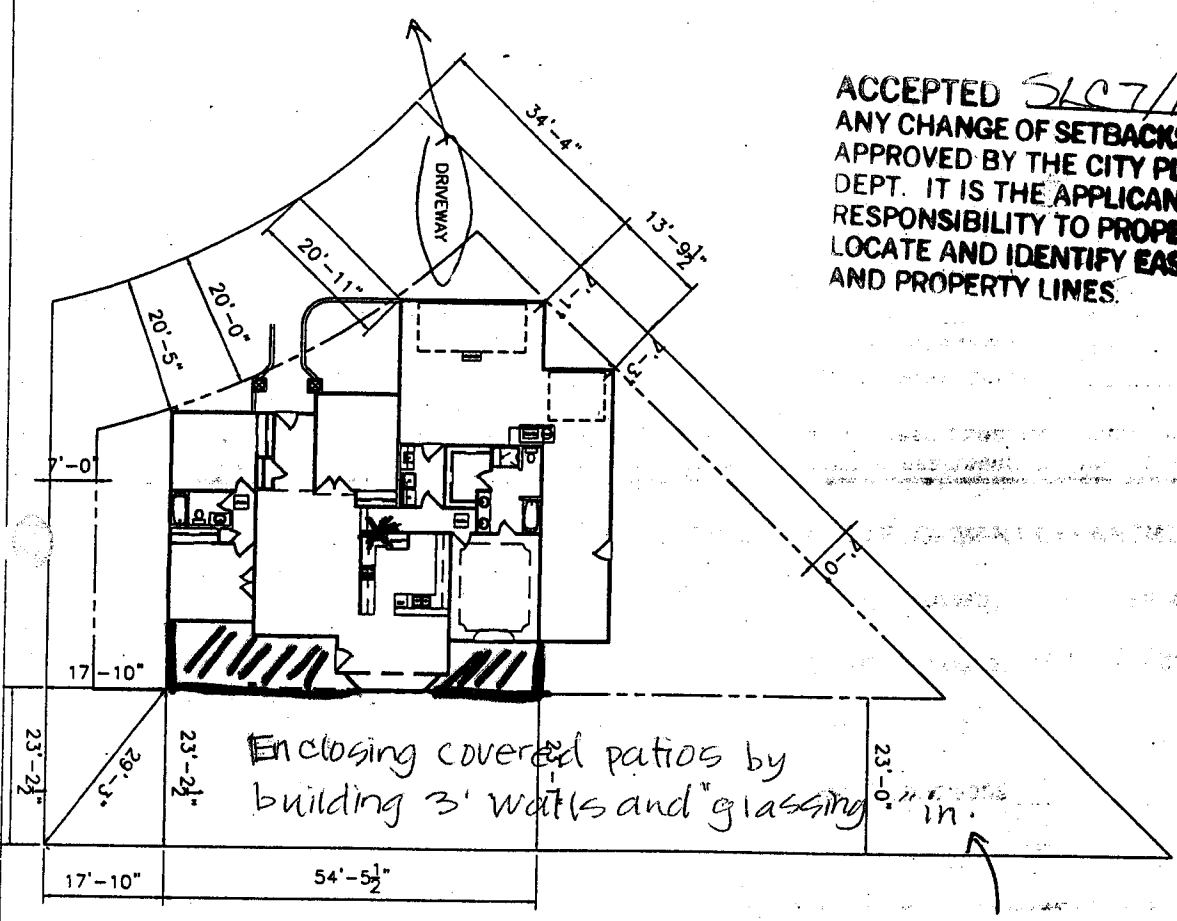
DIAMOND RIDGE SUBDIVISION, FILING 2
 COUNTY OF MESA, STATE OF COLORADO

MODIFIED 1850 PLAN 2519 ONLY DR.

ACCEPTED 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.

ACCEPTED SLC 7/15/02
 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 BY LEAST 5' FROM R.E.
 WEST MARSH
 244-1451



LOT 9
 (SF)

ACCEPTED SLC 6/18/00
 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.
 Bonnie Glasco