

FEE \$ .. 78<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 52346

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

9001-0090-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 625 Darren Way

TAX SCHEDULE NO. 2943-053-00-145

SUBDIVISION Del Mar

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1944 <sup>φ</sup>

FILING 1 BLK 1 LOT 6

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Delbert Parmenter

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3210 1 1/2 Ave

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-7049

USE OF EXISTING BLDGS -

(2) APPLICANT \_\_\_\_\_

(2) ADDRESS Same

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

new residence S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.1

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 10' from PL Rear 20' from PL

Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENS.T. 11 T.ZONE 45 ANNX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Delbert Parmenter

Date 6-1-95

Department Approval Ronnie Edwards

Date 6-1-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_

W/O No. 8342 S/F

Utility Accounting Willie Fowler

Date 6-1-95

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)