

FEE \$ 7000  
TCP \$ 5000

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  $\phi$   
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 F<sup>1/2</sup> Av NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 434-7049 USE OF EXISTING BLDGS -  
(2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS Same \_\_\_\_\_  
(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) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 10' from PL Rear 20' from PL  
Maximum Height \_\_\_\_\_  
CENS.T. 11 T.ZONE 45 ANN#

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).

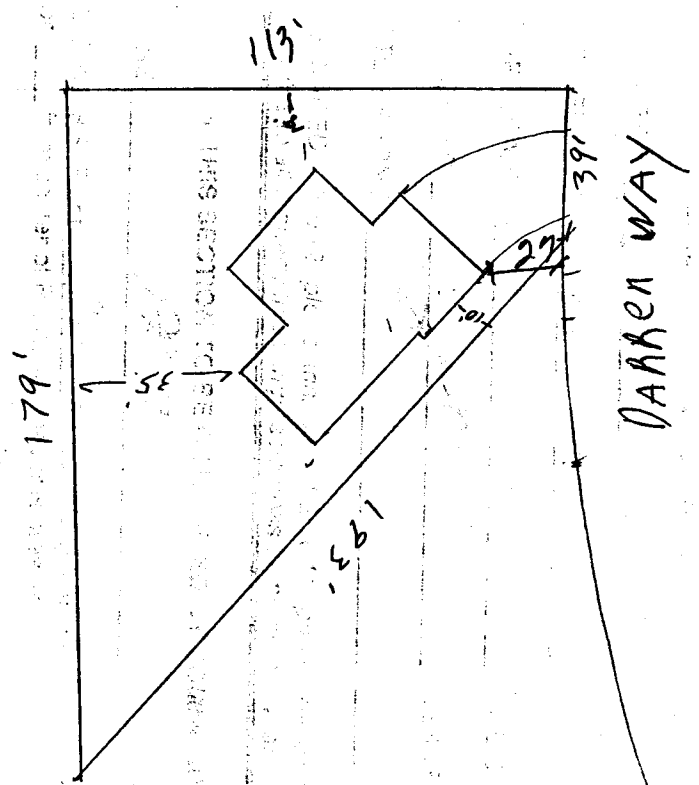
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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)



ACCEPTED Ronnie Edwards 6/1/95  
 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.

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