

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50765

CP 500⁰⁰

PLANNING CLEARANCE

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

new tax # not given yet

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2929 Bonito ave TAX SCHEDULE NO. 2943-053-00-145
 SUBDIVISION Del Mar Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900[#] ±
 FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Delbert Parnmentis NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3210 E 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-7049 USE OF EXISTING BLDGS —
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: new residence S/K
 (2) ADDRESS Same
 (2) TELEPHONE Same

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 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions —
 Maximum Height — CENSUS TRACT 11 TRAFFIC ZONE 45

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).

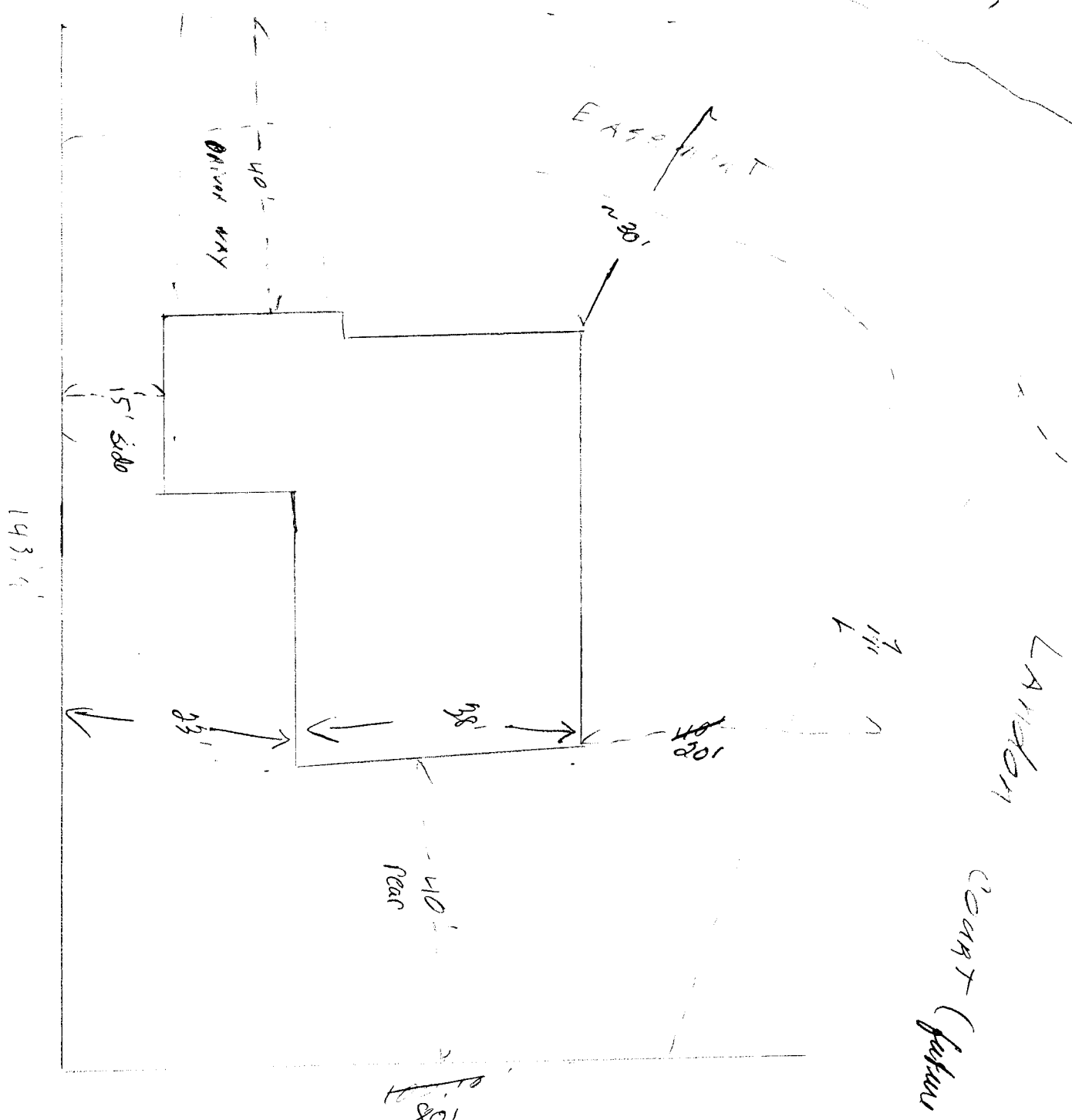
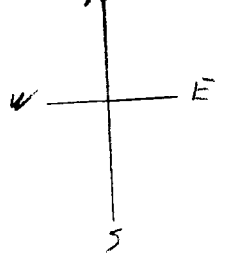
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Delbert Parnmentis Date 12-12-94
 Department Approval Kathy Portman Date 12-12-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8002
 Utility Accounting Millie Fowler Date 12-12-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BONITO AVE



ACCEPTED KP 12/12/94
 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.

LONDON COURT (future road)
 (party road)