

FEE \$ 10<sup>00</sup>  
 TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 53775

*PC*  
*PC*

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2927 Baride TAX SCHEDULE NO. 2943-053-00-145  
 SUBDIVISION Del mar SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1970  
 FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Delbet Parmants NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3210 E 1/2 Rd 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 new home - S/P  
 (2) TELEPHONE \_\_\_\_\_

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# 204-94

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).

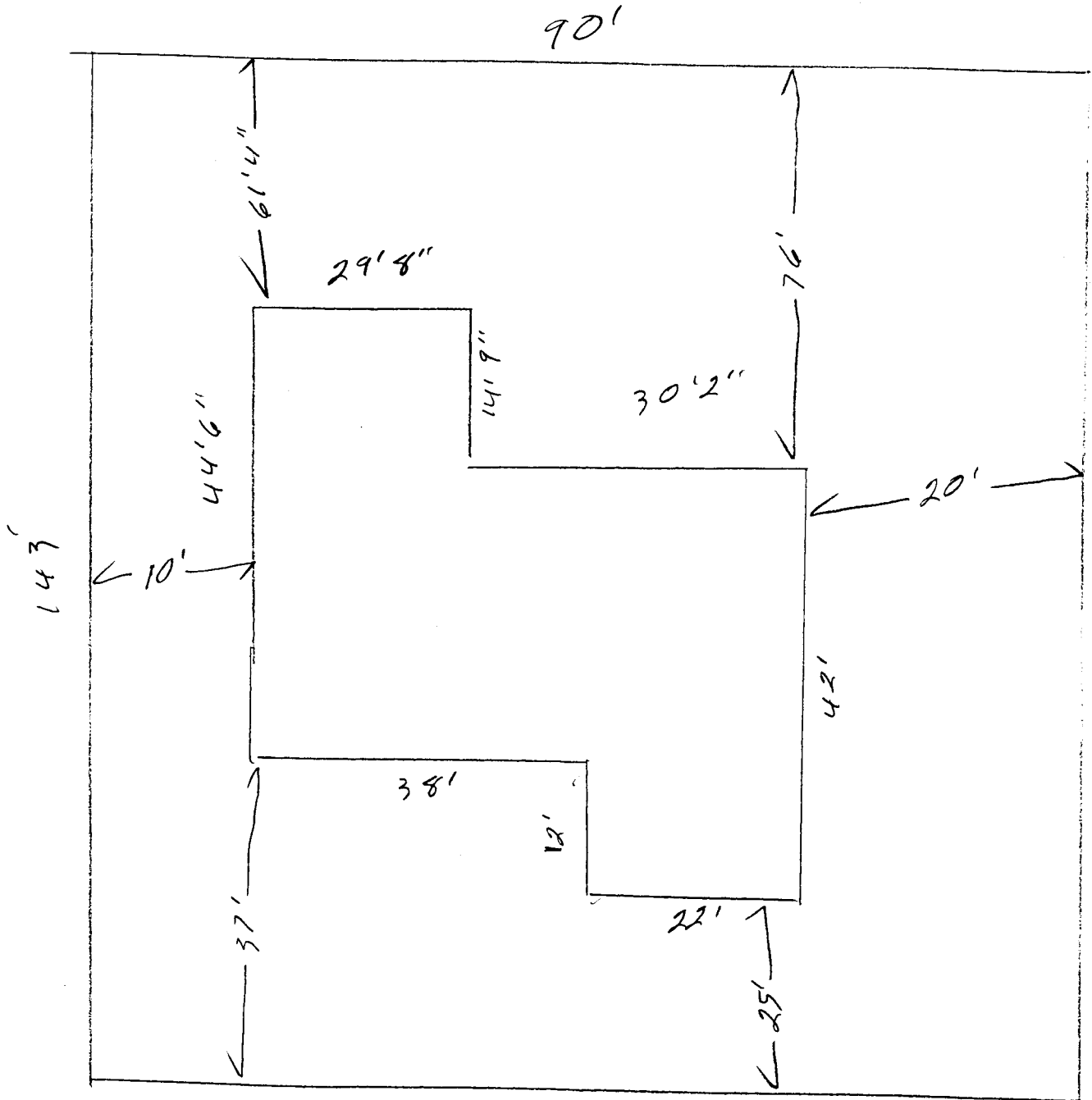
Applicant Signature Delbet Parmants Date 10-11-95  
 Department Approval Pornie Edwards Date 10-11-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8664 S/P  
 Utility Accounting Millie Fowler Date 10-11-95

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 10/11/95  
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.



2927 Bonita