

FEE \$ 10-  
TCP \$ 500-

BLDG PERMIT NO. 52969

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 616 Darren Way TAX SCHEDULE NO. 2943-053-59-001  
SUBDIVISION Del Mar subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1585  
FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER Delbert Farnetti NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 3210 E 12 St.  
(1) TELEPHONE 434 7049 NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS new house  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: 3/F home  
(2) TELEPHONE 434 7049

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 2  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
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 Farnetti Date 7-26-95

Department Approval Marcia Babideaux Date 7-26-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8492-S/F

Utility Accounting Millie Fowler Date 7-26-95

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)