

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

BLDG PERMIT NO. 54700

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

*pc*  
*JCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 601 29 3/4 Rd. TAX SCHEDULE NO. 2943-053-00-151  
 SUBDIVISION Del Mar SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1740 <sup>sq ft</sup>  
 FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Robert Parmenter 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 Same DESCRIPTION OF WORK AND INTENDED USE: new home  
 (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 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 File # FPP-95-135  
75' from Q of R.O.W. of F Rd.  
 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 Robert Parmenter Date 1-5-96  
 Department Approval Ronnie Edwards Date 1-9-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8856-S/F  
 Utility Accounting Mellie Fowler Date 1-9-96

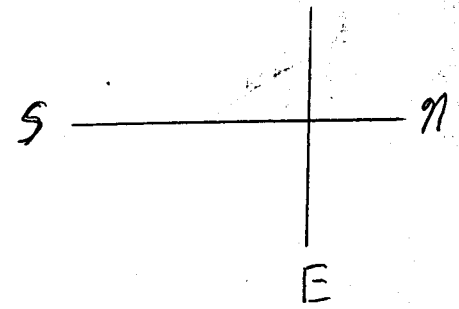
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

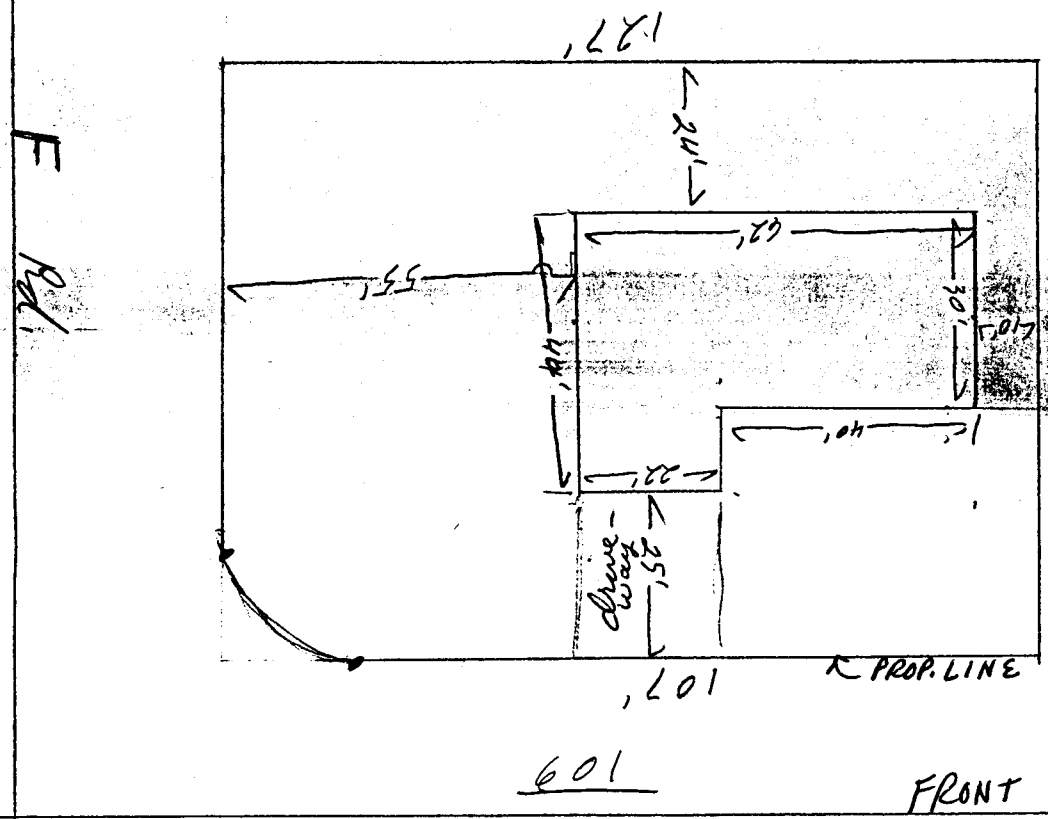
DELMAR CONST.

547 W

30' = 1"



ACCEPTED *Ronnie* 1/9/96  
 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.



DRIVEWAY LOCATION OK 29 3/4 Rd.  
 No PERMIT REQUIRED  
*J. K. Koda* 1-8-96