

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

BLDG PERMIT NO. 58297

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

*KCP*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 612 29<sup>3</sup>/<sub>4</sub> Rd. TAX SCHEDULE NO. 2943-053-61-005  
SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1460  
FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER Delbert Barmentis NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ 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 11 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 11 \_\_\_\_\_  
(2) TELEPHONE 434 - 7049 New Home

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 about 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 <sup>5<sup>4</sup></sup> 20' 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 Barmentis Date \_\_\_\_\_

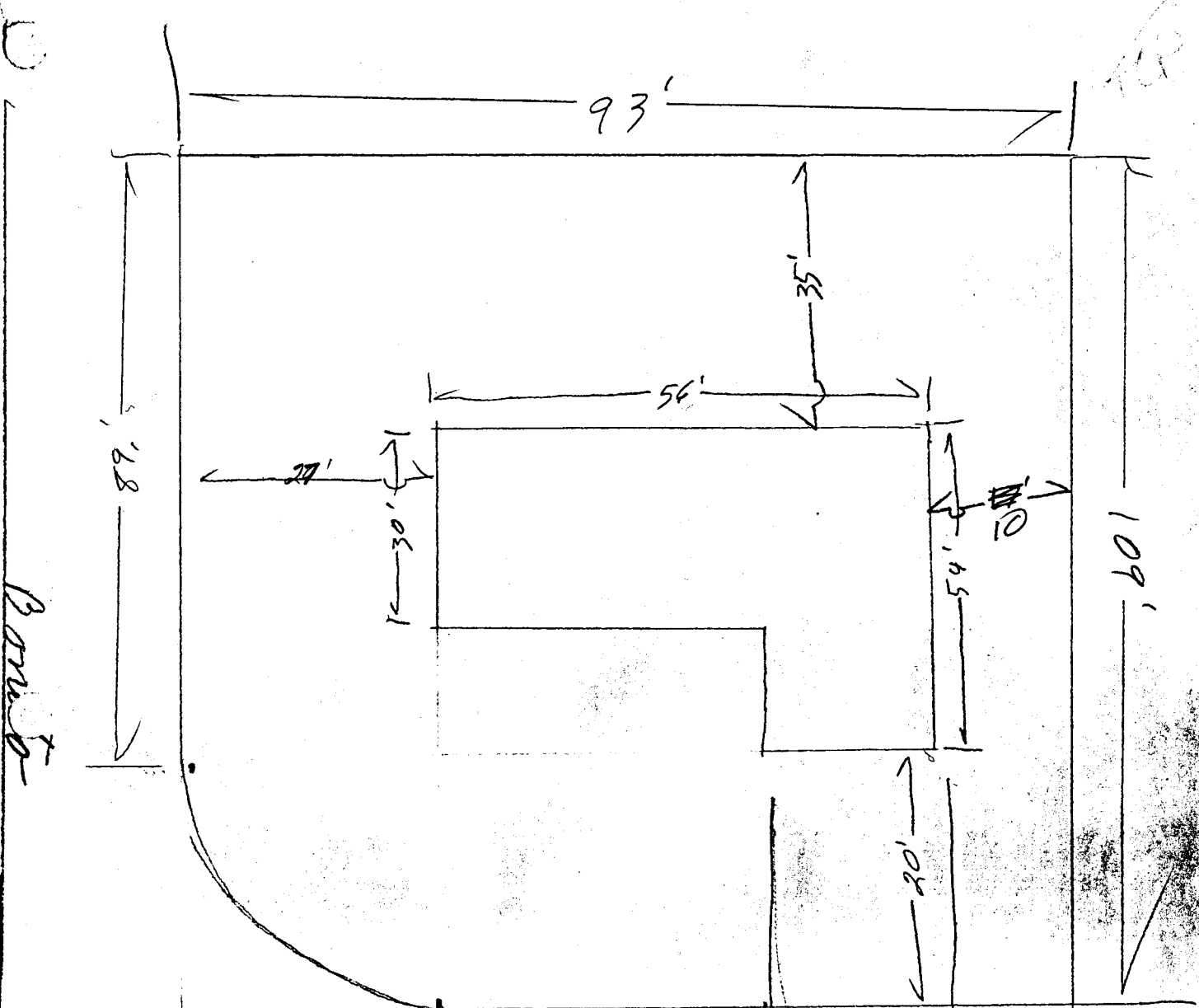
Department Approval Spunta J. Costello Date 11/19/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9676

Utility Accounting Chet... Date 11-19-96

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)



ACCEPTED SLC 11/19/96  
 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.

29 3/4 Rd.

DRIVEWAY 2  
 LOCATION \*

PLEASE INDICATE

WHICH ST. IS  
 BEING ACCESSED -  
 OTHERWISE, OK

Del Mar Cons  
 434-7049 J. J. [Signature]  
 11-15-96