

FEE \$	10 ⁰⁰
TCP \$	500 ⁻

BLDG PERMIT NO. 58012

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

JCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 617 Darrin Way TAX SCHEDULE NO. 2943-053-58-002
 SUBDIVISION Del Mar Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1460
 FILING 1 BLK i LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Delbet Farnmenty 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
 (2) APPLICANT Same USE OF EXISTING BLDGS —
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR3.1 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 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).

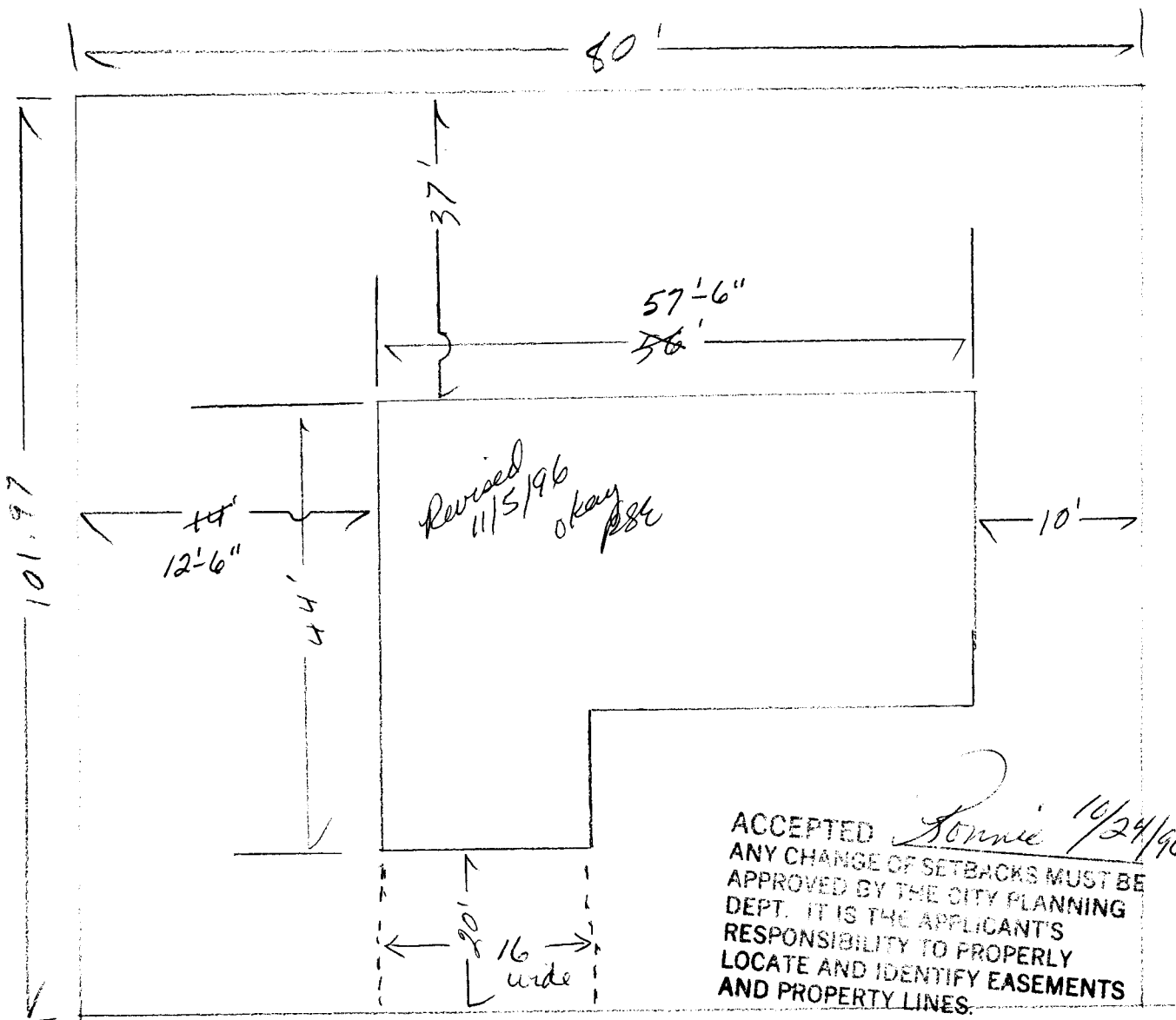
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Delbet Farnmenty Date 10-24-96
 Department Approval Ronnie Edwards Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9602
 Utility Accounting Ronnie Edwards Date 10-24-96

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)



617 Daven Way

front

Del Mar Court

DRIVEWAY
 LOCATION OF
 F.R. [unclear]
 10-20-96