

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

BLDG PERMIT NO. 61596
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>608 29 3/4 Pl</u>	TAX SCHEDULE NO. <u>2943-053-61-003</u>
SUBDIVISION <u>Del Mar sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2323</u>
FILING <u>2</u> BLK <u>1</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Delbet Parmentz</u>	NO. OF DWELLING UNITS BEFORE: <u>X</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3210 E 1/2 Rd.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>X</u> AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>474-7049</u>	USE OF EXISTING BLDGS <u>new house</u>
(2) APPLICANT _____	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____	
(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 <u>PR 3.1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	
	CENS.T. <u>11</u> T.ZONE <u>45</u> 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 <u>Delbet Parmentz</u>	Date <u>8-12-97</u>
Department Approval <u>Santa J. Castello</u>	Date <u>8-13-97</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #10467

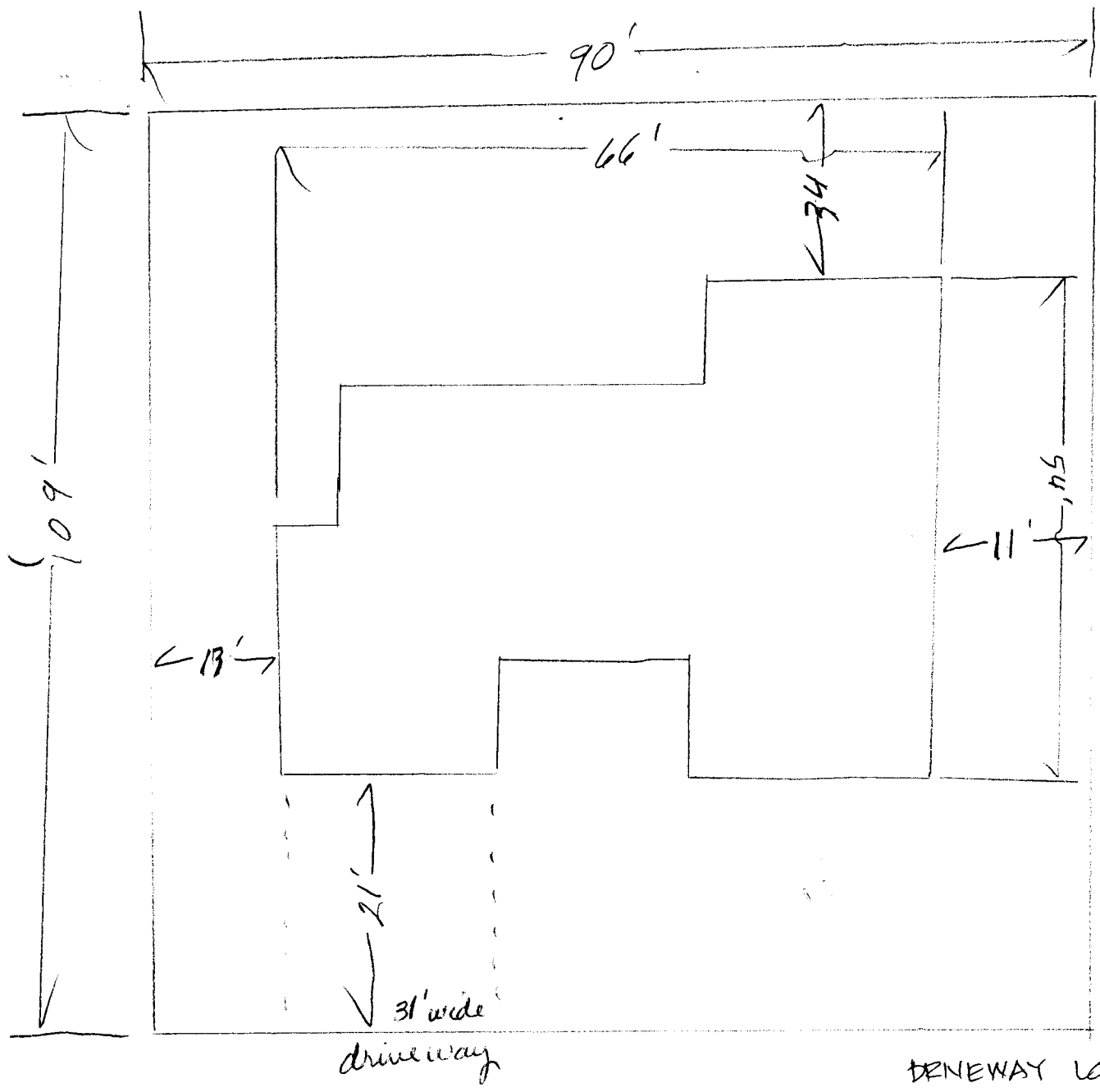
Utility Accounting Richardson Date 8-13-97

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)

Del Mar court

ACCEPTED SLC 8/13/97  
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.



608 29<sup>3</sup>/<sub>8</sub> Pct.

DRENEWAY LOCATED O.K.  
K. Ashbeck 8/13/97