

FEE \$ 1000
 TCP \$ 500
 SIF \$ 0



BLDG PERMIT NO. 62457

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

BLDG ADDRESS 609 29 3/4 Avc TAX SCHEDULE NO. 2943-053-62-005
 SUBDIVISION Del Mar Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1614
 FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Delbert Parmentis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3210 E 1/2 Avc
 (1) TELEPHONE 434-7049 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT LI USE OF EXISTING BLDGS —
 (2) ADDRESS LI DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE LI New Home

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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't 2
 or — from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions —
 Maximum Height —
 CENSUS 11 TRAFFIC 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).

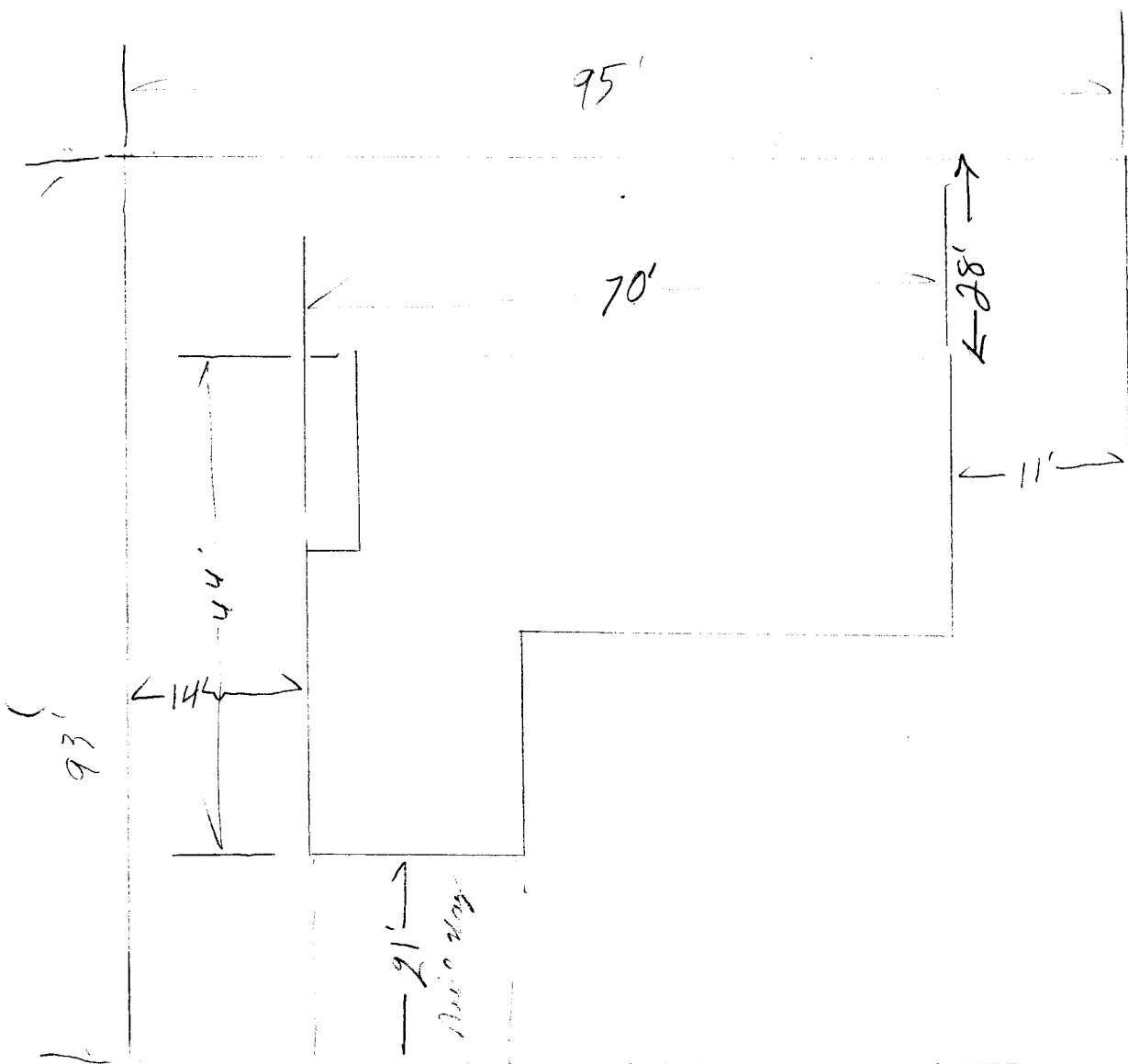
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Delbert Parmentis Date 10-14-97
 Department Approval Santa H. Bello Date 10-14-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10625
 Utility Accounting Tracy Shaffer Date 10/14/97

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)



609 27³/₄ Pl.

ACCEPTED SLC 10-14-97
 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.

PERMITS LOCATED OK.
 W. Ashbrook 10/13/97