

FEE \$	10 <sup>00</sup>
*CP \$	500 <sup>00</sup>
SIF \$	292



BLDG PERMIT NO. 63220

✓

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

BLDG ADDRESS 628 Darren Way TAX SCHEDULE NO. 2943-053-00-153

SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1725~~

FILING 3 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Delbert Parments NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3210 E 1/2 St. NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-7049 USE OF EXISTING BLDGS new home

(2) APPLICANT 11 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 11

(2) TELEPHONE 11

**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 PR 3.1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt 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 Parments Date 12-8-97

Department Approval Ronnie Edwards Date 12-8-97

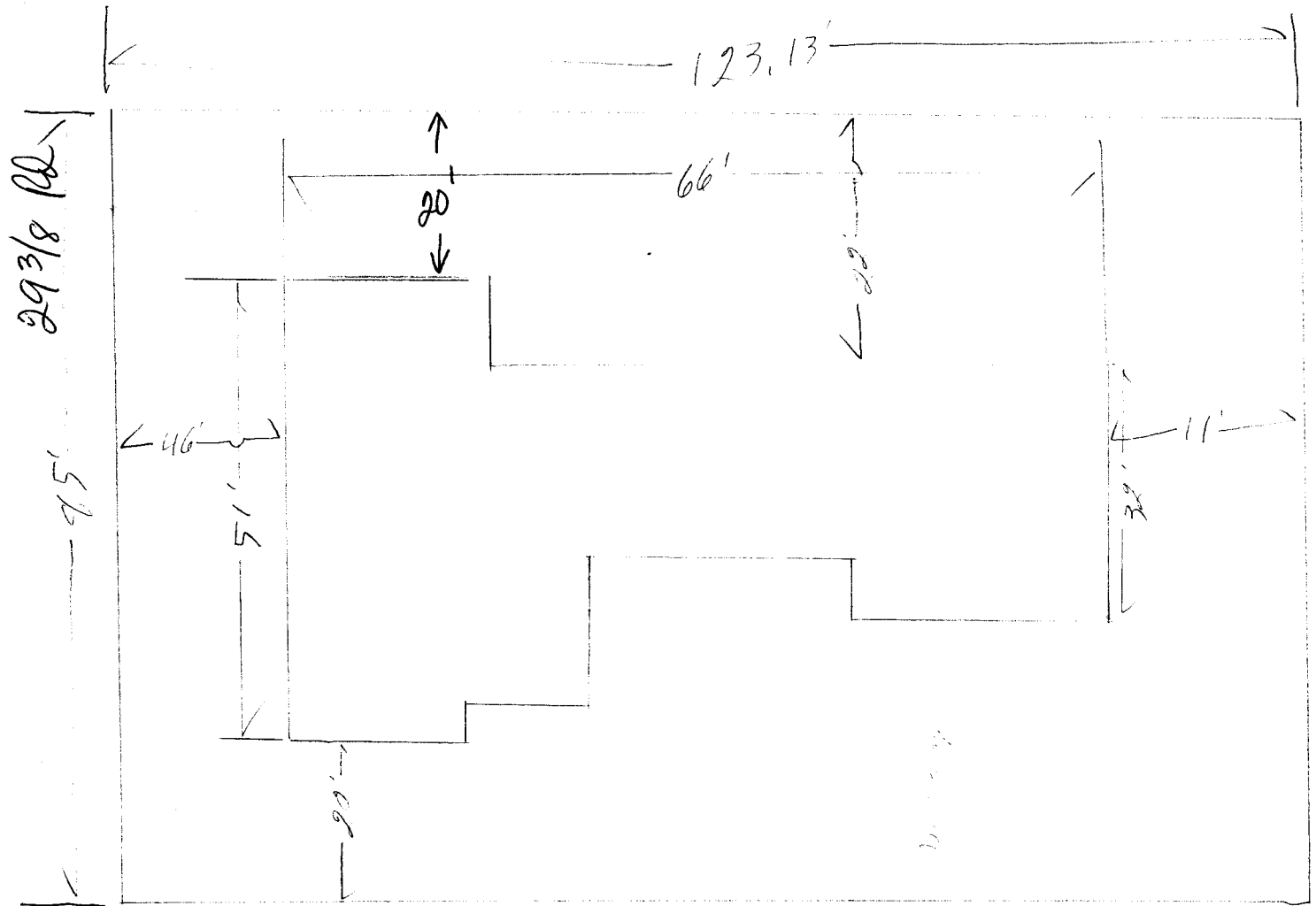
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10749

Utility Accounting at customer's Date 12-8-97

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)

Old time center  
434-7019



527 Darren Way

ACCEPTED *Bonnie Edwards* 12/8/97  
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.

DRIVEWAY LOCATION O.K.  
*ll dshbeck* 10/13/97