

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 64689

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS	604 29 3/4 Ad	TAX SCHEDULE NO.	2943.052 61.001
SUBDIVISION	Dal Mar Sub	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	2314.5
FILING	2 BLK 1 LOT 1	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER	Delbert Parments	NO. OF DWELLING UNITS BEFORE:	
(1) ADDRESS	3210 E 1/2 Ad	AFTER:	1 THIS CONSTRUCTION
(1) TELEPHONE	434-7049	NO. OF BLDGS ON PARCEL BEFORE:	
(2) APPLICANT	LC	AFTER:	1 THIS CONSTRUCTION
(2) ADDRESS	LC	USE OF EXISTING BLDGS	New home
(2) TELEPHONE	LC	DESCRIPTION OF WORK AND INTENDED USE:	

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't	2
or	from center of ROW, whichever is greater	Special Conditions	Cannot overhang into easement
Side	10' from PL		
Rear	20' from PL	CENSUS	11
Maximum Height		TRAFFIC	45
		ANNX#	

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	4-7-98
Department Approval	K. Valdez	Date	4-7-98

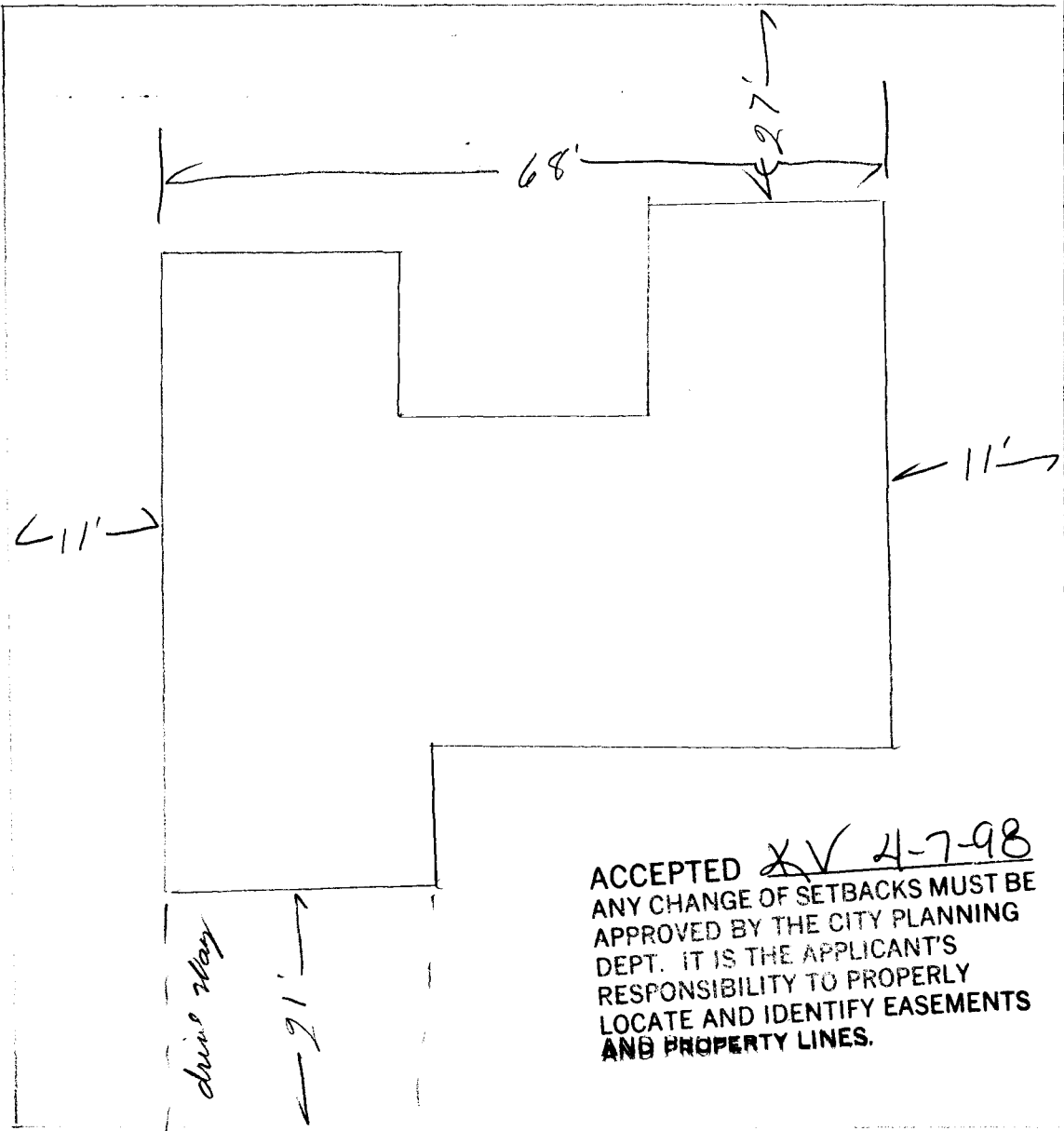
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11120

Utility Accounting Adm. Underwater Date 4-7-98

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 Const



ACCEPTED XV 4-7-98
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.

604 29³/₄ Rd.

DRIVEWAY LOCATION O.K.
4/6/98
K Ashbeck