

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 64708

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 616 29 3/4 Rd. TAX SCHEDULE NO. 2943-053-04-002
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION
 FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1923.7
 (1) OWNER Delbet Parmentis NO. OF DWELLING UNITS
 BEFORE: AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3210 E 1/2 Rd. NO. OF BLDGS ON PARCEL
 BEFORE: AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-7049 USE OF EXISTING BLDGS New home
 (2) APPLICANT Delbet Parmentis DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 3210 E 1/2 Rd.
 (2) TELEPHONE 434-7049

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 Special Conditions
 Side 10' from PL Rear 20' from PL
 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).

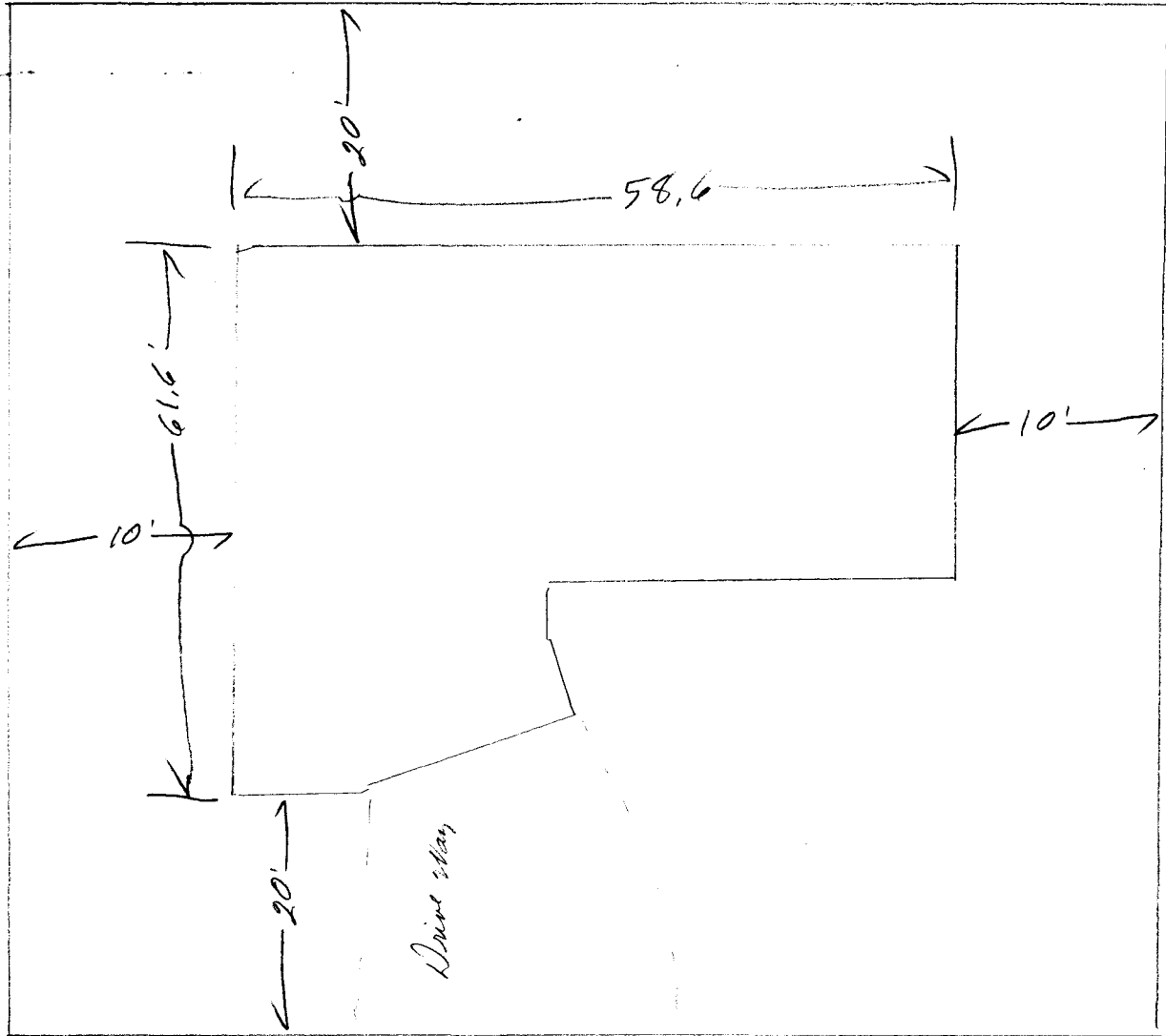
Applicant Signature Delbet Parmentis Date 4-8-98
 Department Approval X. Valdez Date 4-8-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11174
 Utility Accounting Chy Cole Date 4/7/98

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

81'



616 29³/₄ Rd.

ACCEPTED XV to 4-8-98
 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.

DRIVEWAY LOCATION O.K.
 W Ashbeck 4/8/98