

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



BLDG PERMIT NO. 64732

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 617 29³/₄ Rd. TAX SCHEDULE NO. 2043-003-44-003
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2378.5
 FILING 3 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Delbert Parmenter 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 Delbert Parmenter 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) or — from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions Cannot build or overhang into easement
 Maximum Height — CENSUS — TRAFFIC — 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 Parmenter Date 4-9-98
 Department Approval K. Valdez Date 4-9-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1182
 Utility Accounting On Sale Date 4/9/98

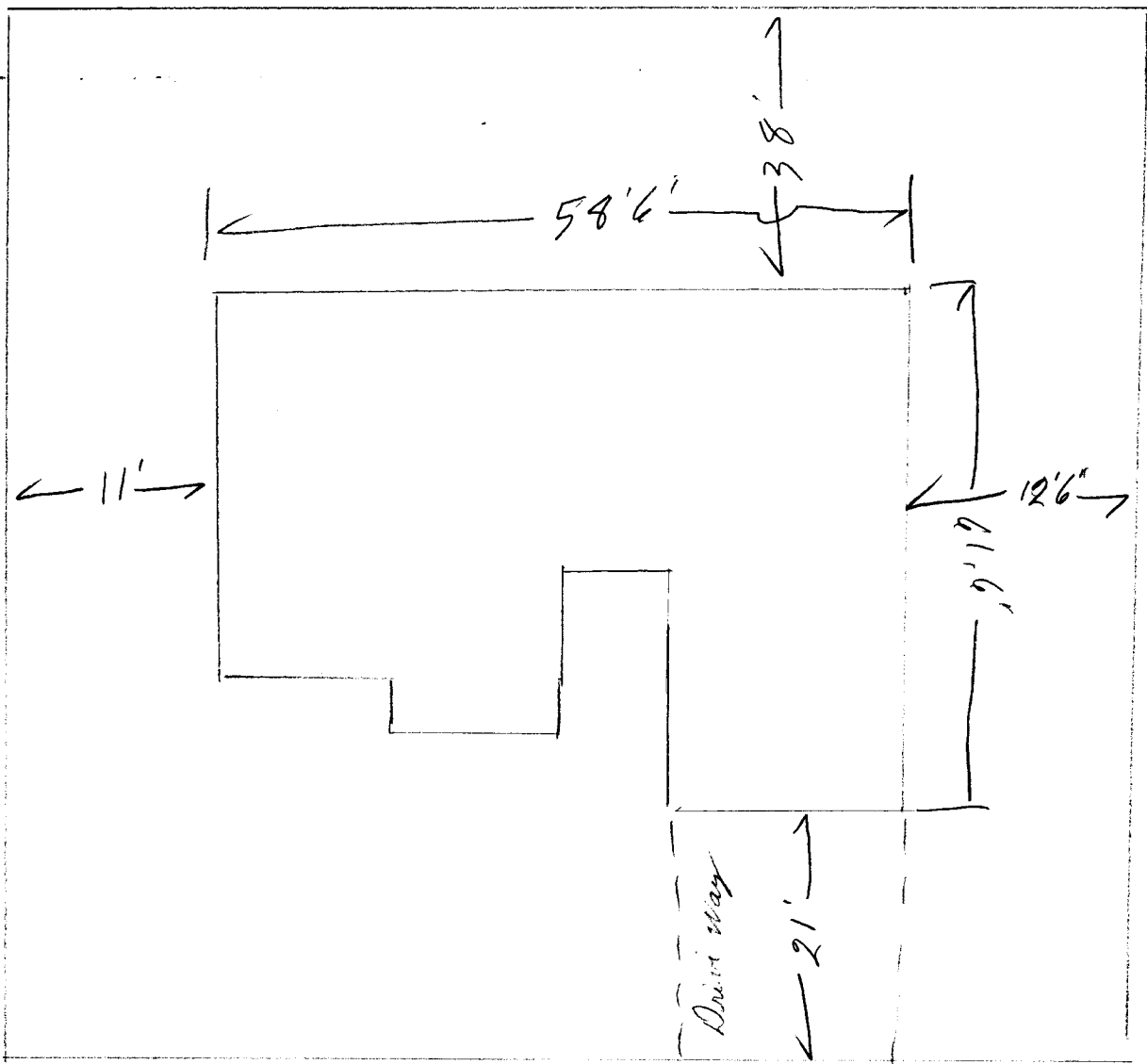
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Del Mar Const.

89.50

122.36



ACCEPTED KV 49-98 17 29 3/4 Rd.

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 OK.
M. Ashlock
4/9/98