

FEE \$	10.-
TCP \$	500.-
SIF \$	292.-



BLDG PERMIT NO. 060612

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 622 29 1/2 Rd. TAX SCHEDULE NO. 2943-053-63-005  
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1658  
 FILING 3 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Delbert Parmenter NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3210 E 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-7049 USE OF EXISTING BLDGS none home  
 (2) APPLICANT Dome DESCRIPTION OF WORK AND INTENDED USE: RF 9  
 (2) ADDRESS —  
 (2) TELEPHONE —

**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 as per building envelope  
 Maximum Height — CENSUS 11 TRAFFIC 45 ANNEX# —

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 8-21-98

Department Approval H. Valdez Date 8-21-98

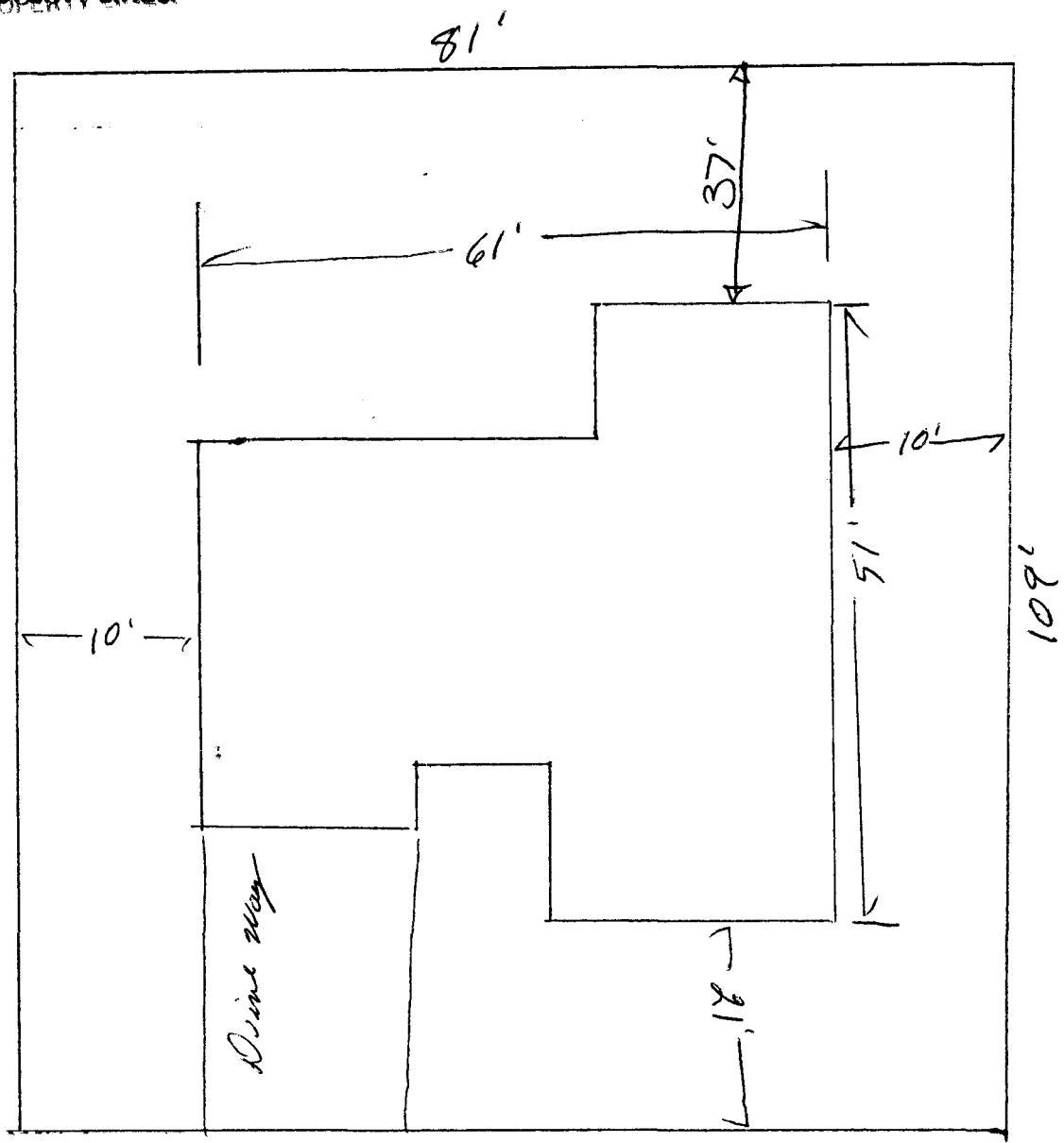
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11544 TL86357

Utility Accounting Cher Anderson Date 8-21-98

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)

ACCEPTED K. Valdez 8-21-98  
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.



622 29 3/4 ft

Driveway location OK  
Tied Rows 8-21-98