

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



BLDG PERMIT NO. 163777

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 624 29<sup>3</sup>/<sub>8</sub> Pl. TAX SCHEDULE NO. 2943-053-63-006  
 SUBDIVISION Del Mar Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11645  
 FILING 3 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Delbet Parmentis NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3210 E 1/2 W.  
 (1) TELEPHONE 434-7049 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT 11 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 11 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 434-7049 SFR

**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  
 Side 10' from PL Rear 20' from PL  
 Parking Req'mt \_\_\_\_\_  
 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 Delbet Parmentis Date 2-3-98

Department Approval Santa Castello Date 2-3-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #10901 TL 8326

Utility Accounting [Signature] Date 2-3-98

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 (2.3.98)  
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.

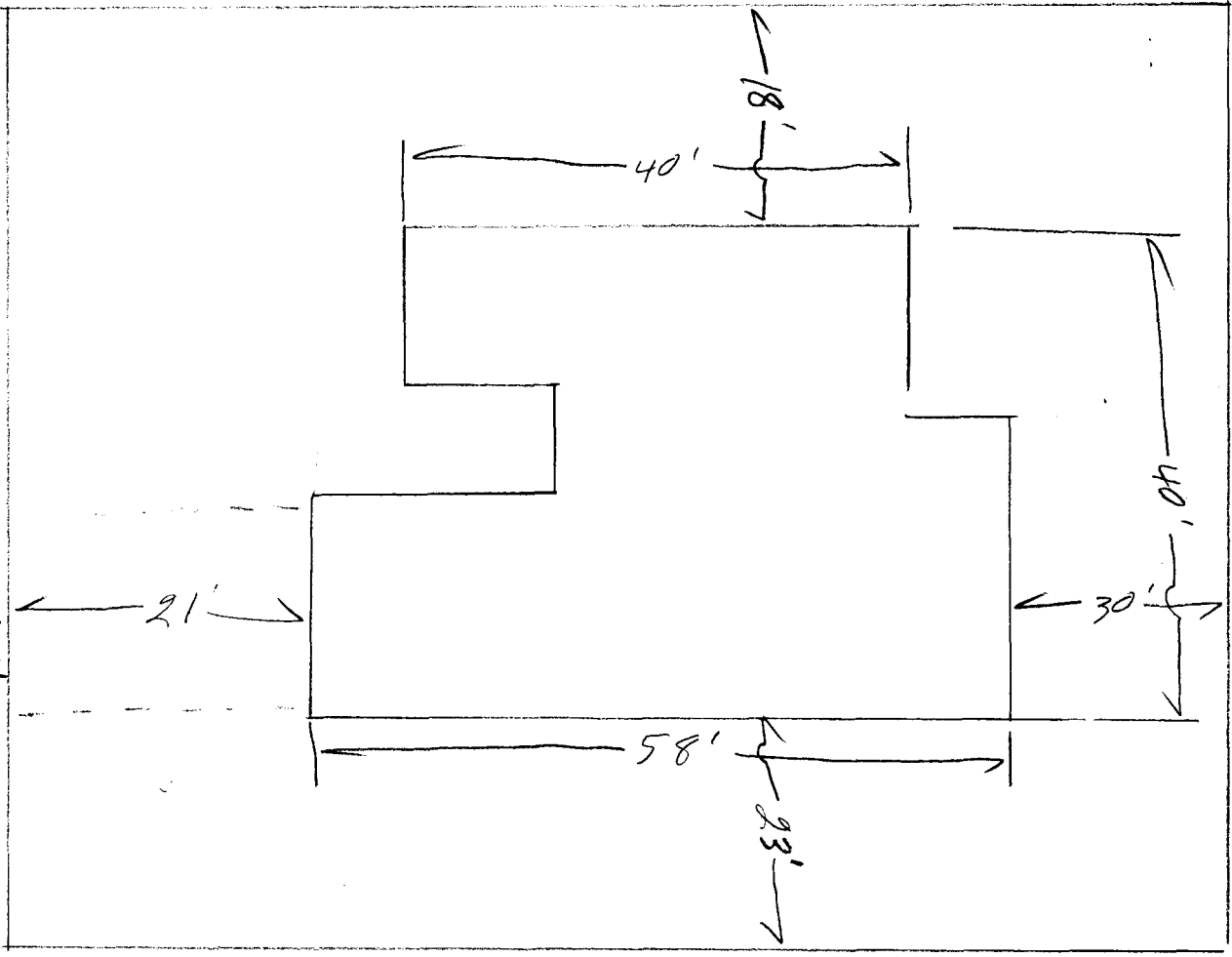
109'

N.

81'

E

Red Hill Court



FRONT

W

62 1/4 29 3/4 7 1/2

20' wide Driveway

DRIVEWAY LOCATION  
D.B.  
W. Schlock  
1/30/98

S