

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

\$802



BLDG PERMIT NO. 63987

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 629 ~~2~~ ~~Down Hwy~~ TAX SCHEDULE NO. 2943-053-05-008
 SUBDIVISION Del. Mac sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1710
 FILING 3 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2600^{sq ft} ±
 (1) OWNER Delbert Parmenter NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3210 F'n Rd.
 (1) TELEPHONE 434-7049 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Delbert Parmenter USE OF EXISTING BLDGS —
 (2) ADDRESS 3210 F'n Rd. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-7049 new home

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
 Side 10' from PL Rear 20' from PL 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 Delbert Parmenter Date 2-18-98
 Department Approval Santa J Costello Date 2-18-98

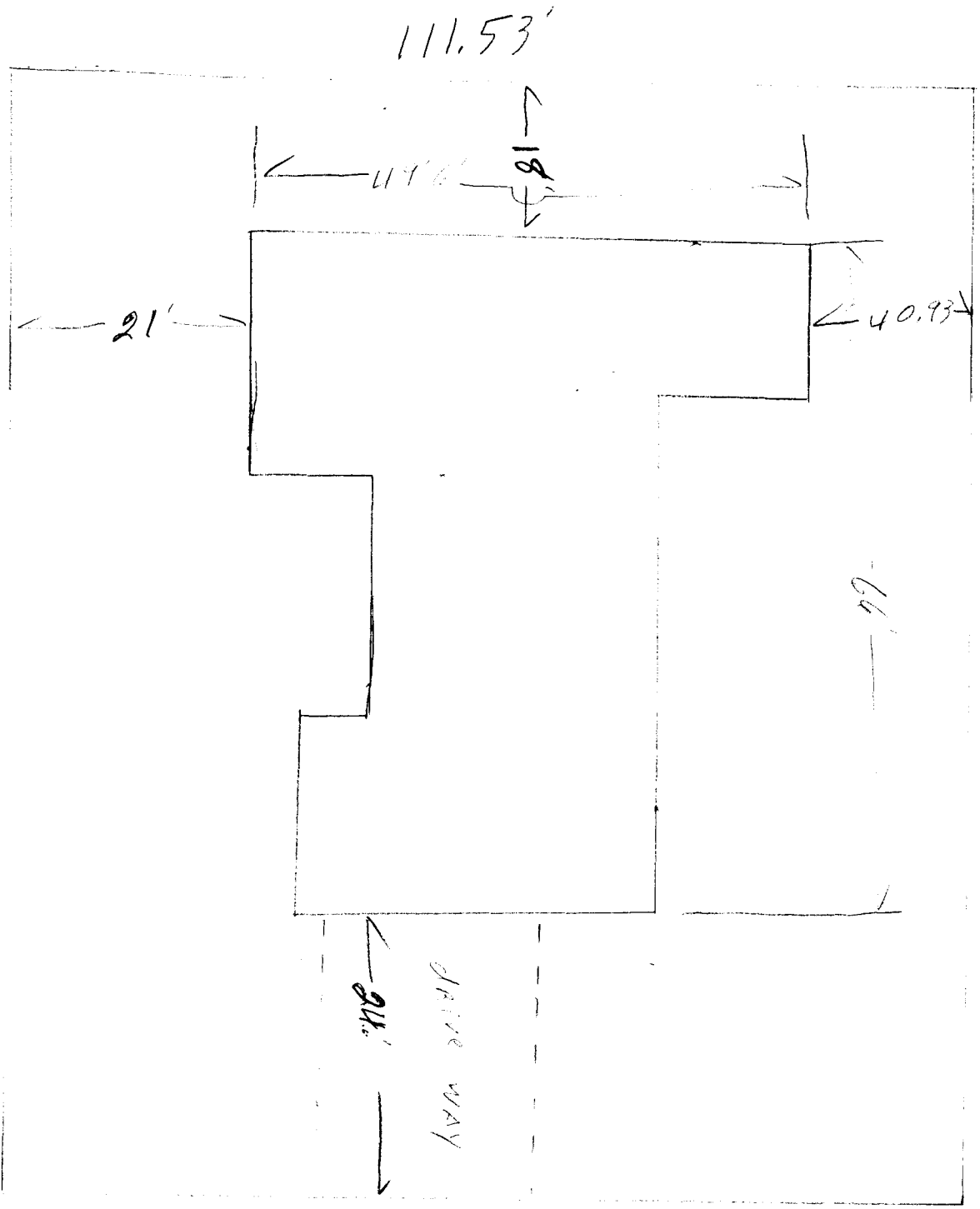
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11008
 Utility Accounting Richardson Date 2-18-98

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)

W.

ACCEPTED SLC 2-18-98
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.



629 Durbin Way

108.22'

PREVIOUS LOCATION
R. Ashpole 2/10/98

629 29 3/4 Rd.

E.

108.22'

S.