

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	



BLDG PERMIT NO.	70630
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	<u>611 29 3/4 Rd.</u>	TAX SCHEDULE NO.	<u>2943-053-62-006</u>
SUBDIVISION	<u>Red Star Sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1753</u>
FILING BLK	<u>2</u> LOT <u>6</u>	SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	<u>Delfert Parmenter</u>	NO. OF DWELLING UNITS	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>3210 E 1/2 Rd.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>434-7049</u>	USE OF EXISTING BLDGS	_____
(2) APPLICANT	_____	DESCRIPTION OF WORK AND INTENDED USE:	_____
(2) ADDRESS	_____		<u>New Home</u>
(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	<u>PR 3.1</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>2</u>
or	_____ from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>10'</u> from PL		
Rear	<u>20'</u> from PL		
Maximum Height	_____	CENSUS	<u>45</u>
		TRAFFIC	<u>11</u>
		ANNX#	_____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

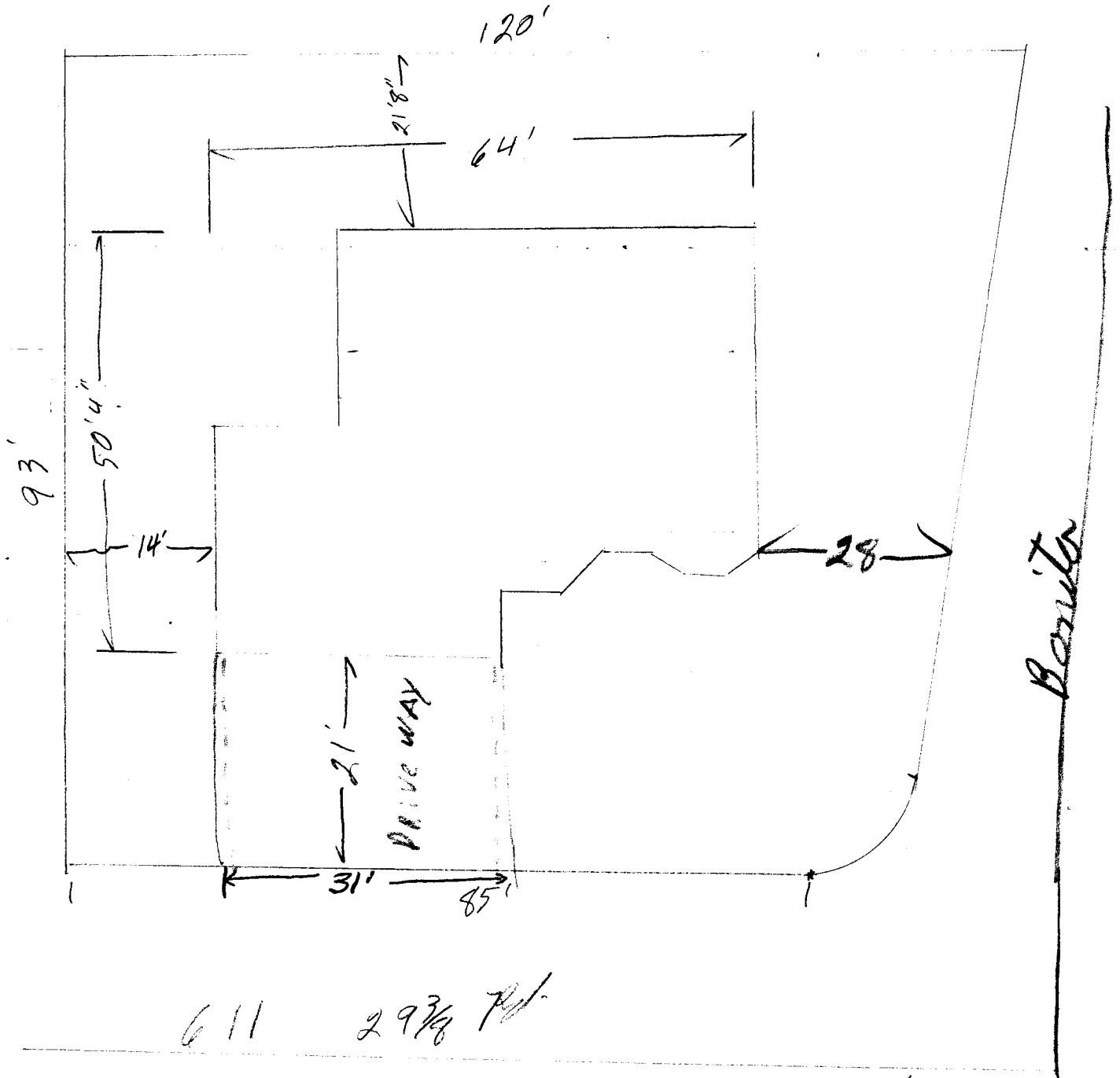
Applicant Signature	<u>Delfert Parmenter</u>	Date	<u>6-14-99</u>
Department Approval	<u>Santa J. Costello</u>	Date	<u>6-14-99</u>
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No.	<u>12300</u>
Utility Accounting	<u>Wali Overholt</u>	Date	<u>6-14-99</u>

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 SLC 6-14-99
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.

Del Mar coast
434-7049



611 29 3/8 Rd.

Driveway OK.
Fitch Downs
6-14-99