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BLDG PERMIT NO. 69604

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 617 29³/₈ Rd TAX SCHEDULE NO. 2943-053-64-003
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x20
 FILING-BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 2380 ±
 (1) OWNER LARRY R GARCIA NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 617 29³/₈ Rd NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-7223 USE OF EXISTING BLDGS home
 (2) APPLICANT Larry R Garcia DESCRIPTION OF WORK AND INTENDED USE: family residence expansions
 (2) ADDRESS 617 29³/₈ Rd
 (2) TELEPHONE 242-7223

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 _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height _____
 CENSUS principal structure 11 TRAFFIC 45 ANNEX# _____

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).

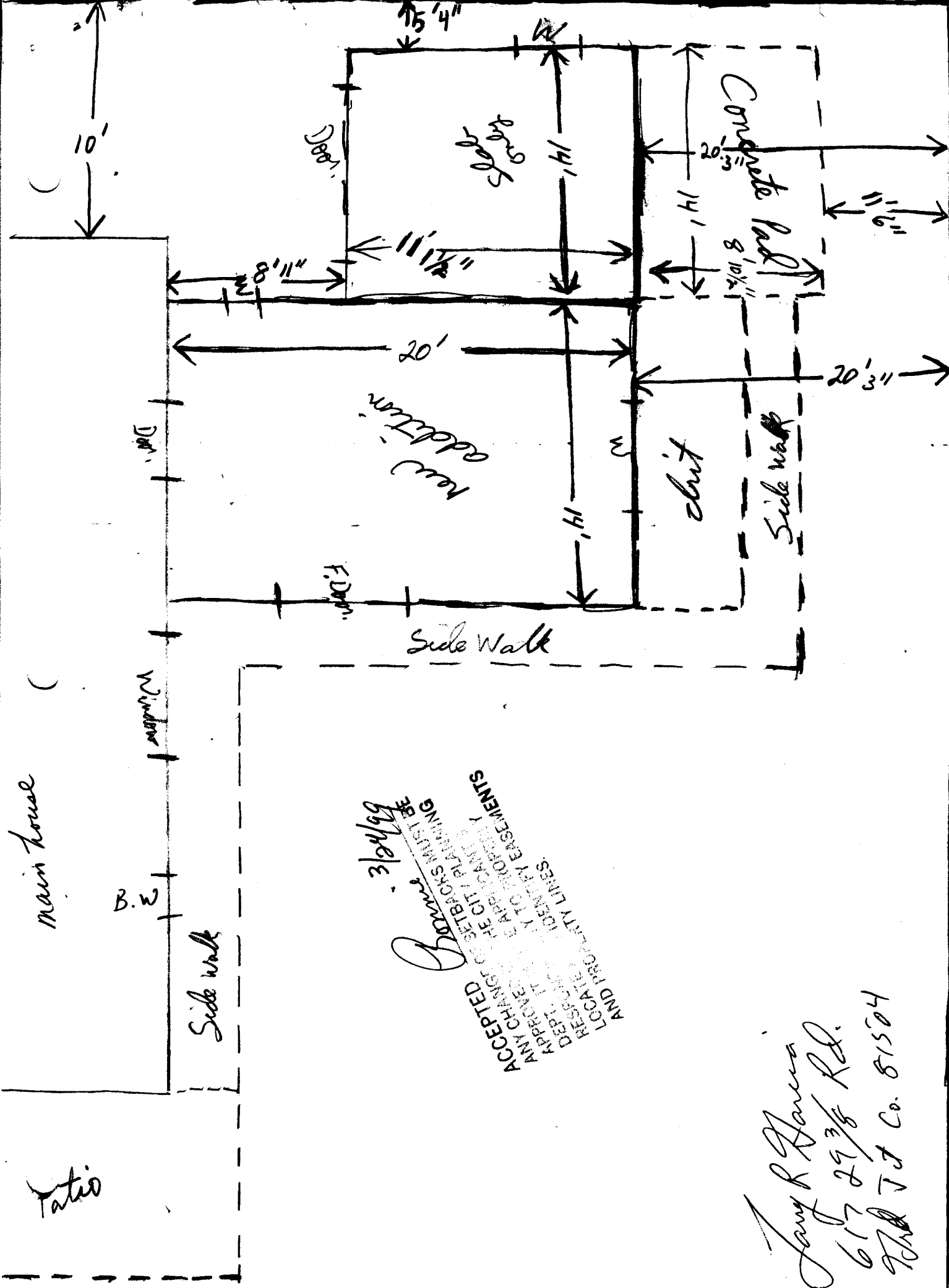
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Larry R Garcia Date 3-24-99
 Department Approval Phonnie Edwards Date 3-24-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Wabi Overholt Date 3-24-99

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 FOR RECORDING
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. BEFORE APPLYING FOR
 RESUBMITTAL TO RECORD
 LOCATE, IDENTIFY EASEMENTS
 AND PROPERTY LINES
 JRM
 3/29/99

Jerry R. Garcia
 617 2938 Rd.
 Ford T Co. 81504

Rear property line