

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



BLDG PERMIT NO. 72553

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

BLDG ADDRESS 606 Landa Ct TAX SCHEDULE NO. 2943-053-62-010
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1614
 FILING/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
 (1) TELEPHONE 434-7049 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT ll USE OF EXISTING BLDGS —
 (2) ADDRESS ll 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 PR3.1 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 ACC Approval req'd -
 Maximum Height — CENSUS 11 TRAFFIC 45 ANN# —

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).

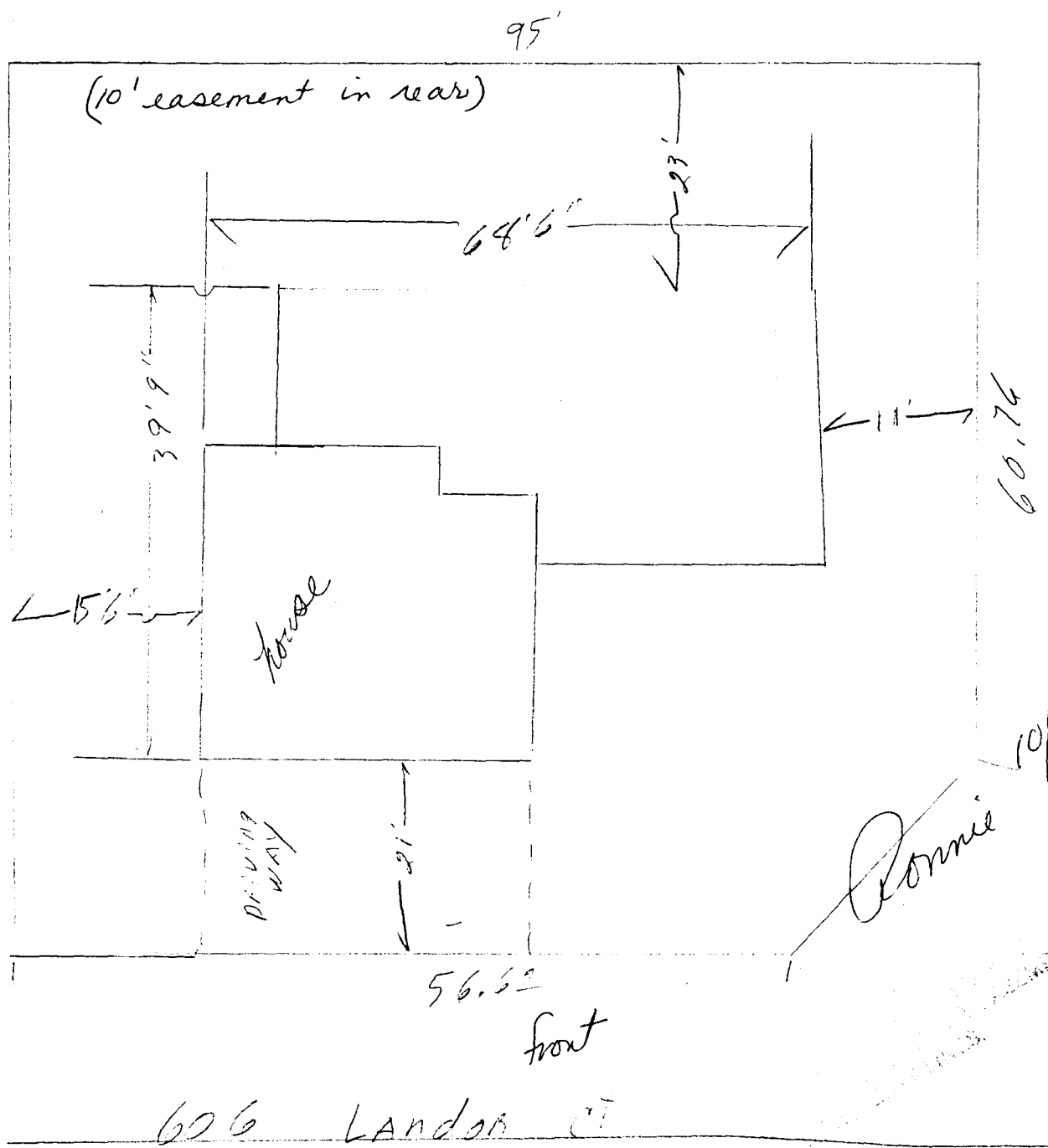
Applicant Signature Delbert Parmenter Date 10-21-99
 Department Approval Ronnie Edwards Date 10-21-99

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 12650
 Utility Accounting Dottie Parover Date 10-21-99

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)

434-7049



2.84'
89.59'

56.62'

house

driving way

56.62'

front

606 LANDON ST

Ronnie
10/21/99

10/21/99
DRIVE O.K.
[Signature]

PLANNING DEPARTMENT