

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 71463

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 609 London Ct TAX SCHEDULE NO. 2943-053-62-015  
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800  
 FILING<sup>4</sup>BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Delbert Parmenter NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3210 E 1/2 Rd. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-7049 USE OF EXISTING BLDGS residential  
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS ↓  
 (2) TELEPHONE ↓ new house

**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 3.4 Maximum coverage of lot by structures —  
(principal) Parking Req'mt 2  
 SETBACKS: Front 20' from property line (PL) or — from center of ROW, whichever is greater  
 Special Conditions —  
 Side 10' from PL Rear 20' from PL  
 Maximum Height — CENSUS VI 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).

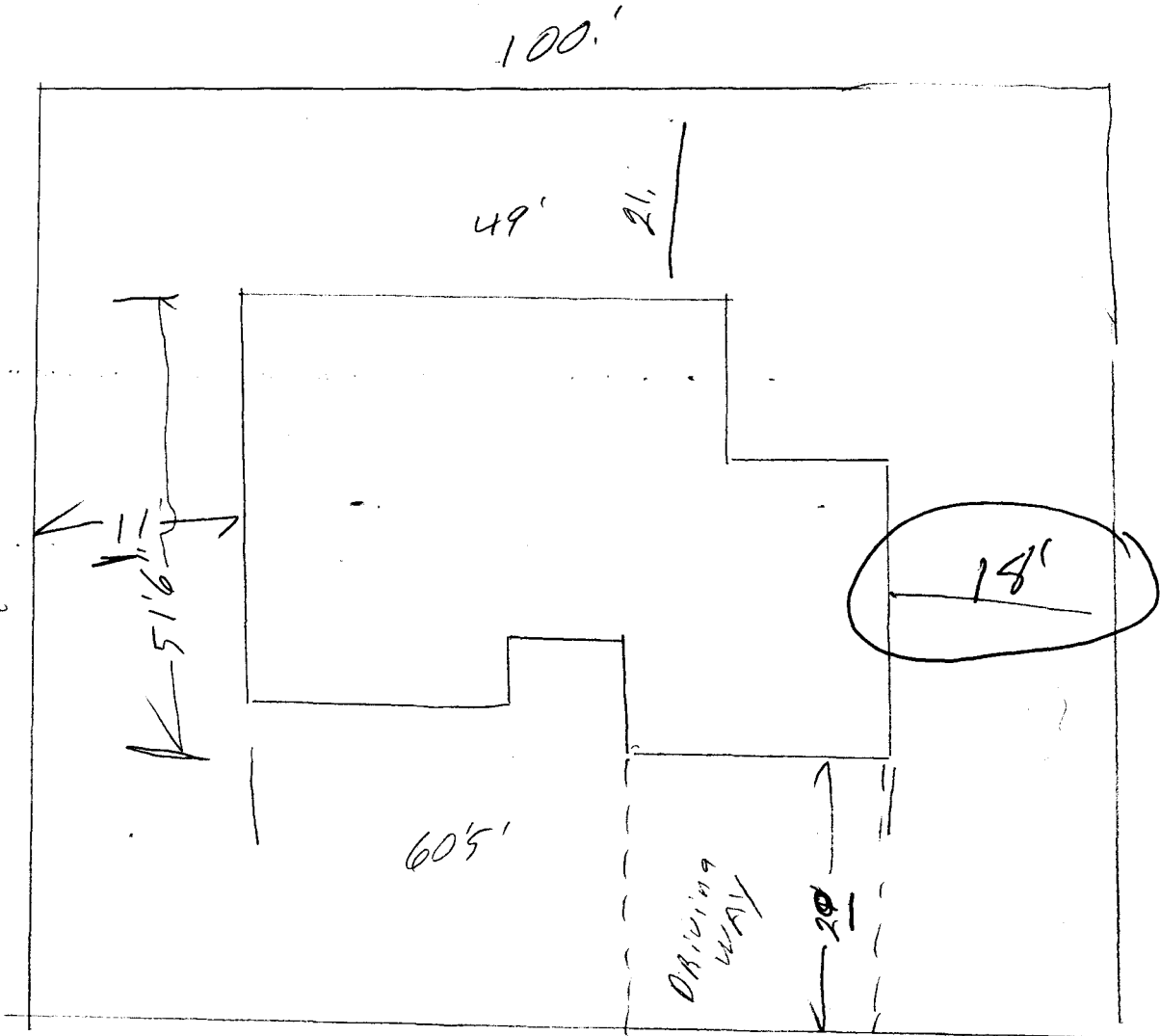
Applicant Signature Delbert Parmenter Date 8-6-99  
 Department Approval H. Valdez Date 8-6-99

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 12525  
 Utility Accounting H. Potter Vanover Date 8/6-99

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)

Del Mar inst  
434-7049



609 Jordon ct

ACCEPTED *H. Valdez* 8-6-99  
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.

8/5/99  
DRIVE O.K.  
*[Signature]*