

FEE \$	10.00
TCP \$	500.00
SIF \$	592



BLDG PERMIT NO. 70500

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 602 Landon Ct. TAX SCHEDULE NO. _____

SUBDIVISION Del Mar SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1793

FILING BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Delbet Parmenter NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3210 E 1/2 Rd. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-7049 USE OF EXISTING BLDGS new home

(2) APPLICANT 11 " DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 11 "

(2) TELEPHONE 11 "

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 PR3.4 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 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 Delbet Parmenter Date 8-22-2000

Department Approval Misha Magon Date 8/23/00

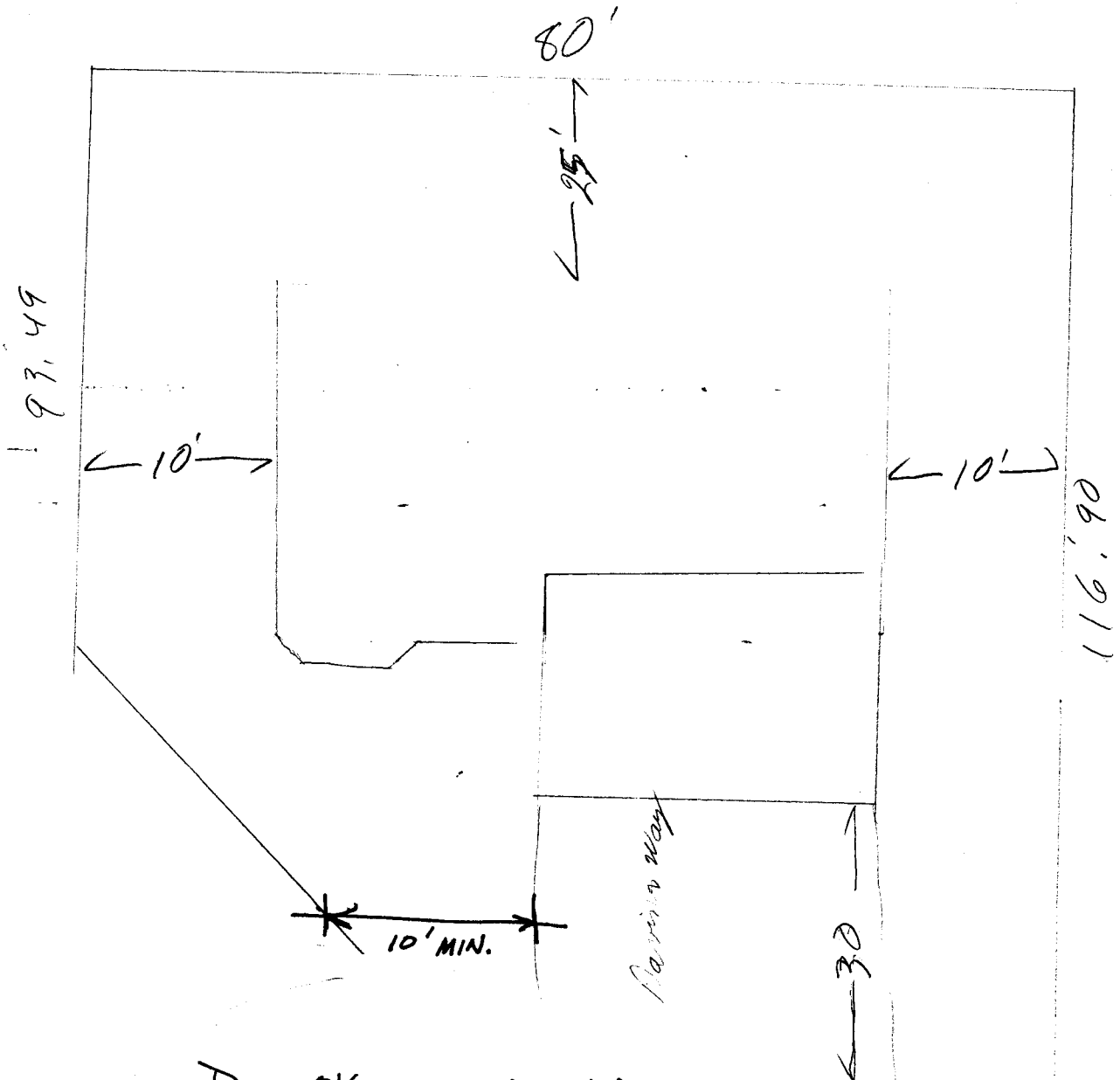
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13344

Utility Accounting CM Cole Date 8/23/00

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 Const



DRIVE OK AS DIMENSIONED

24
8/22/00 604 London Ct

ACCEPTED Mishu 8/23/00
 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.