

| | |
|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 500 ⁰⁰ |
| SIF \$ | 292 ⁰⁰ |



BLDG PERMIT NO. 75171

PLANNING CLEARANCE

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

BLDG ADDRESS 604 Jordon Ct. TAX SCHEDULE NO. 2943-053-62-011
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1406
 FILING BLK 4 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Delbert Parmantier NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3210 E 1/2 Rd NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-7049 USE OF EXISTING BLDGS _____
 (2) APPLICANT 11 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 11
 (2) TELEPHONE 11 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 PD (PR 3.4) 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 Special Conditions _____
 Side 10 from PL Rear 20 from PL
 Maximum Height 35 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 Parmantier Date 5-10-2000
 Department Approval Bill Neth Date 5-10-2000

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 130 & 7
 Utility Accounting Delbert Parmantier Date 5/10/00

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)

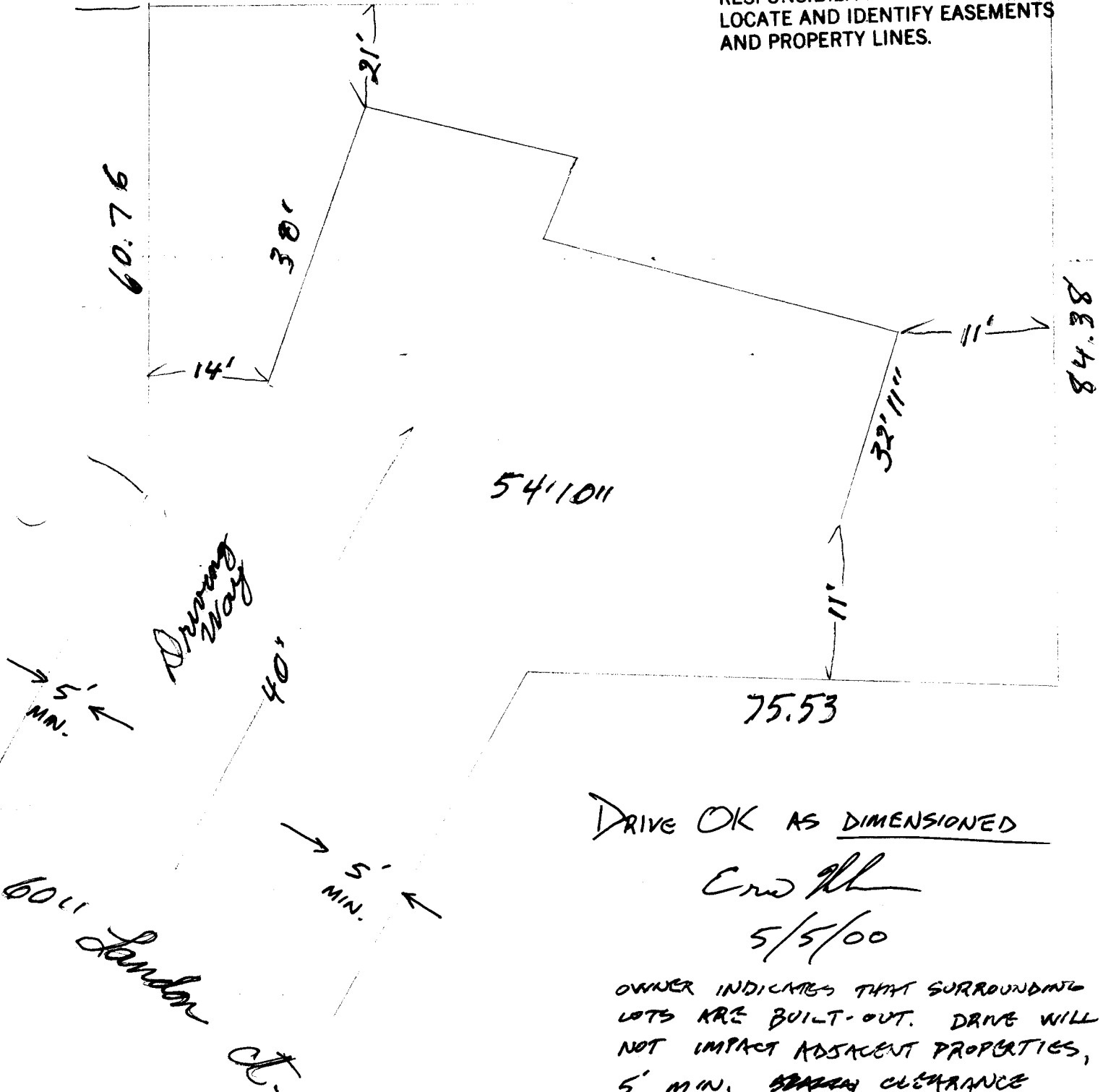
Del Mar Met
034-7049

5/10/2000

Bill Nether

ACCEPTED
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.

95'



DRIVE OK AS DIMENSIONED

Erw Rh

5/5/00

OWNER INDICATES THAT SURROUNDING LOTS ARE BUILT-OUT. DRIVE WILL NOT IMPACT ADJACENT PROPERTIES, 5' MIN. CLEARANCE SHOWN IS RECOMMENDED BUT NOT REQUIRED.