

New Home

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



BLDG PERMIT NO. 74218

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 610 Jordan Ct. TAX SCHEDULE NO. 2943-053-02-008
 SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1614
 FILING BLK H-2 LOT 2 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. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-7049 USE OF EXISTING BLDGS _____
 (2) APPLICANT ll DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS ll Residence
 (2) TELEPHONE ll

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 Delbert Parmenter Date _____

Department Approval [Signature] Date 3/7/00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12910

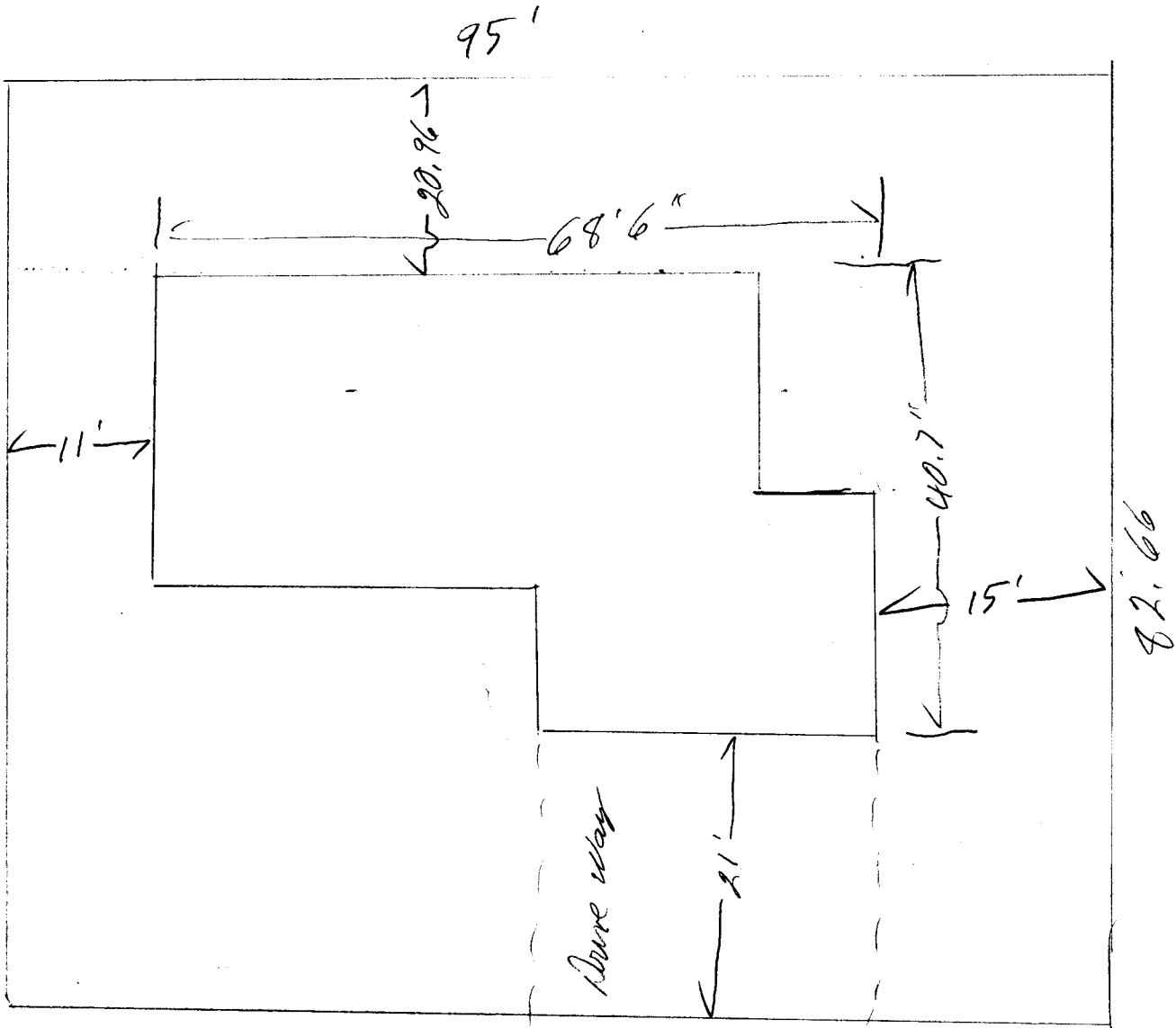
Utility Accounting [Signature] Date 3/7/00

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 Crest
434-7049

ACCEPTED *Y/Isku* 3/7/00
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.



610 Baydon Ct

DRIVE OK
EWD *ML*
3/6/2000