

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



BLDG PERMIT NO. 75172

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 612 Landon Ct TAX SCHEDULE NO. 2943-053-62.007
SUBDIVISION Del Mar Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1505
FILING BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Delbert Parmunter 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 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 PD (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 Parmunter Date 5-10-2000
Department Approval Bill Noh Date 5.10.2000

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 13088

Utility Accounting Dotie Kanover Date 5/10/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

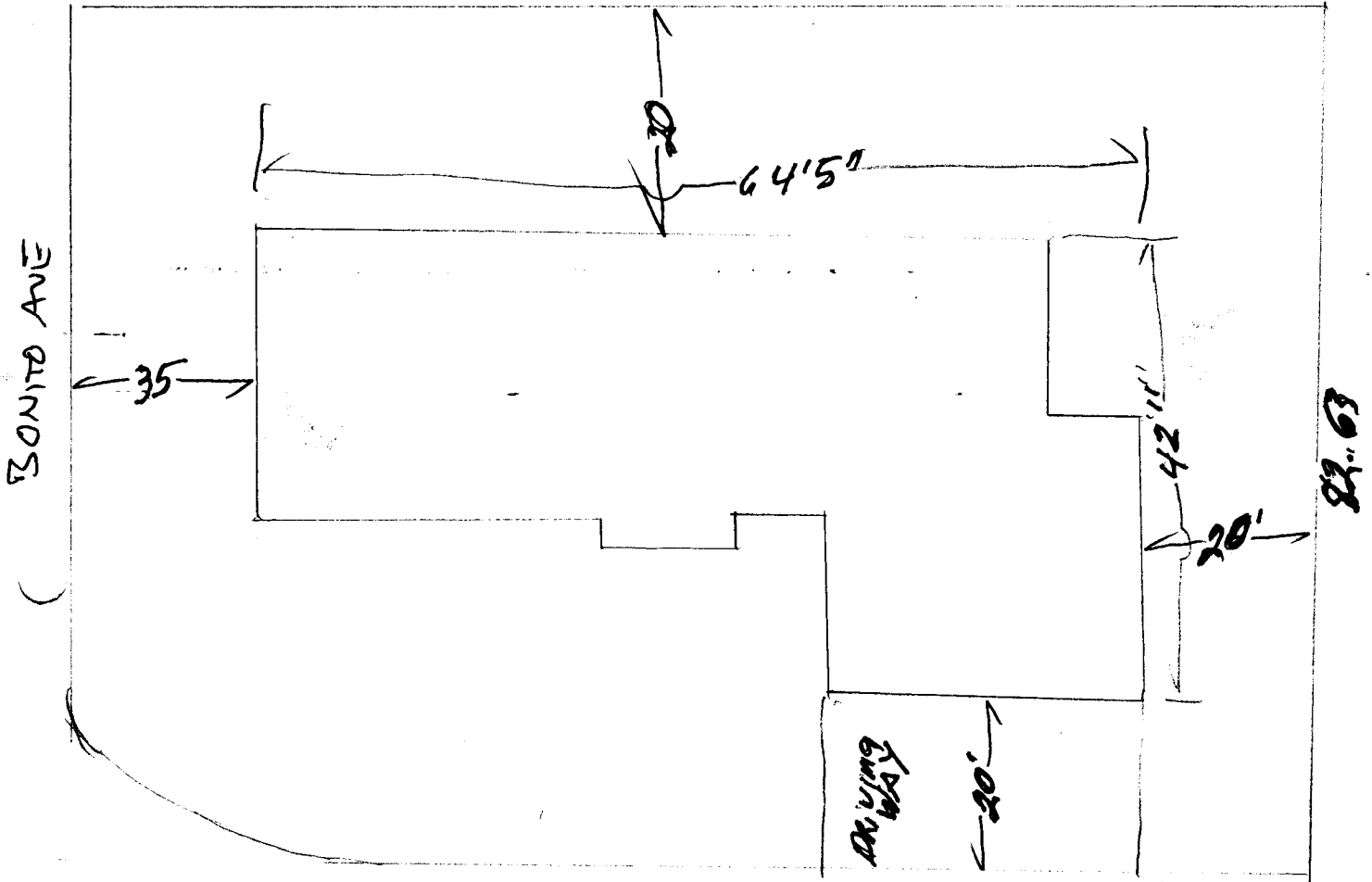
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Del Mar Const.
434-7049

S.102000

Bill Nuth

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.



612 Jordan Ct.

DRIVE OK

Ero Nuth

5/5/00