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|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. 60982

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1363 N. 22ND ST. TAX SCHEDULE NO. 2945-124-18-002

SUBDIVISION ARCADIA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 608^{sq ft}

FILING BLK 5 LOT 10 SQ. FT. OF EXISTING BLDG(S) 912^{sq ft}

(1) OWNER ROSIE BROWN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1363 N. 22ND ST.

(1) TELEPHONE 242-7621 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JAMES M. HAAS USE OF EXISTING BLDGS S.F.R.

(2) ADDRESS 3247 WHITE RD #1 CLIFTON, CO. DESCRIPTION OF WORK AND INTENDED USE: COVERED

(2) TELEPHONE 434-7527 PATIO - NON ENCLOSED

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 RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req't PAID JUN 27 1997
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions CA

Maximum Height 32'

CENSUS 6 TRAFFIC 31 ANNEX#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 James M Haas Date 6-27-97

Department Approval Ronnie Edwards Date 6-27-97

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. NO CHG IN USE

Utility Accounting CM Cole Date 6/27/97

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)

22ND ST. FRONT

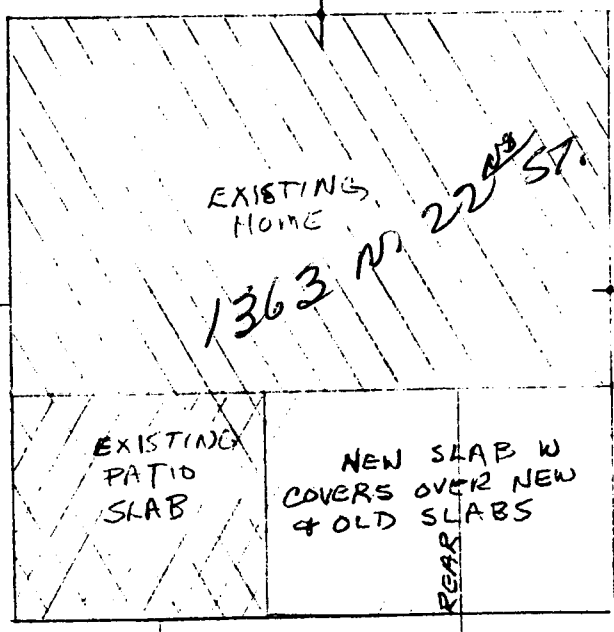
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FRONT

KENNEDY ST.

ACCEPTED *Ronnie* 6/27/97
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.

38'-0"



25'-0" TO N. PROP. LN.

6'-0"

Side

EXISTING PATIO SLAB

NEW SLAB W COVERS OVER 2 NEW & OLD SLABS

REAR

53'-0" TO REAR PROP. LINE

BACK

69'-0" TO W. PROP. LN.

2 X 8 COM. RE. SHTS. 20 YR. CO. OVER

14'-0"

UNDERMINI & POUR

PLOT PLAN 1/8" = 1'-0"