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BLDG PERMIT NO. 59939

**PLANNING CLEARANCE**

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

2013 2530 08 7

BLDG ADDRESS 2032 N. 22nd ST TAX SCHEDULE NO. 2945-121-21-003  
 SUBDIVISION DEL REY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576  
 FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER John T. Hulsey NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2032 N. 22nd ST  
 (1) TELEPHONE 256-9777 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT John T. Hulsey USE OF EXISTING BLDGS LIVING & STORAGE  
 (2) ADDRESS 2032 N. 22nd ST DESCRIPTION OF WORK AND INTENDED USE: Relocate  
 (2) TELEPHONE 256-9777 BLDG @ 1455 college Place / CAR GARAGE

**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**

Accessory

ZONE RSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL  
 Maximum Height 32'  
 CENSUS 6 TRAFFIC 28 ANN# \_\_\_\_\_

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 John T. Hulsey Date 4/11/97  
 Department Approval Marcia Rabideaux Date 4-11-97  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A nothing in use  
 Utility Accounting J. Adams Date 4-11-97

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

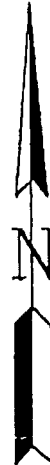
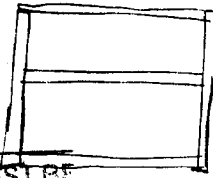
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

2032 NORTH 22nd. STREET

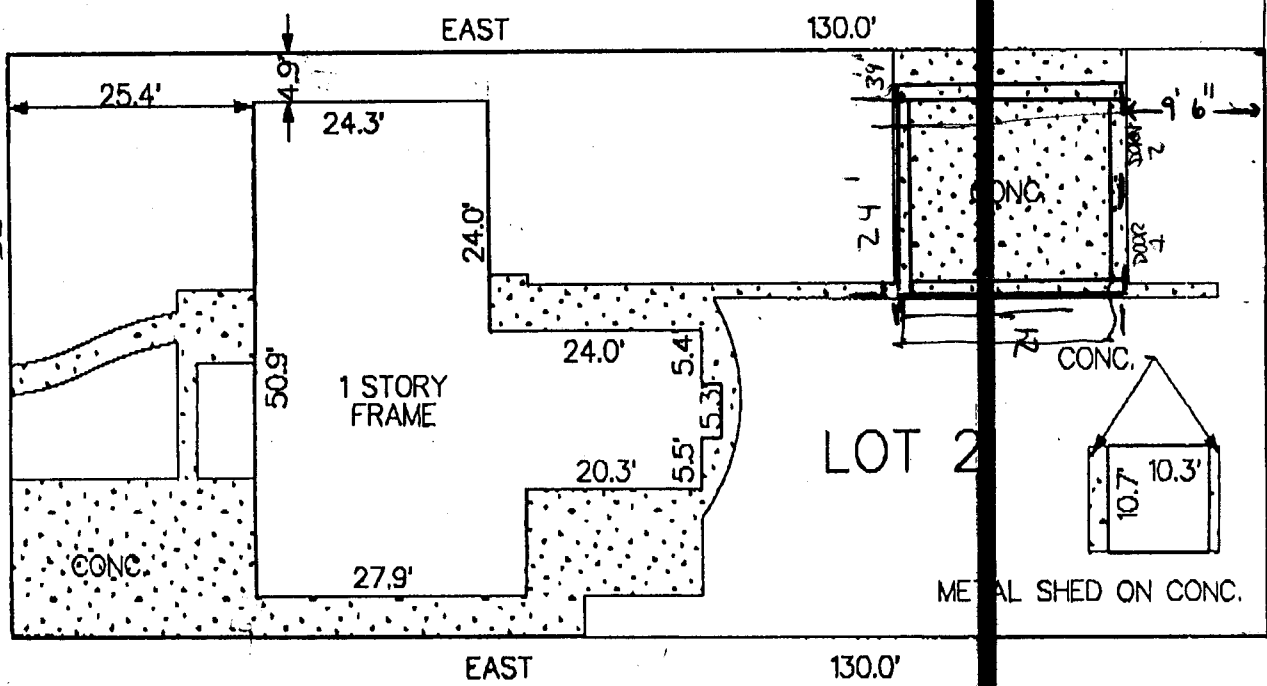
HULSEY ACCT.  
LOT 2 IN BLOCK 3 REPLAT DEL REY SUBDIVISION,  
MESA COUNTY, COLORADO.

ACCEPTED *me 4-11-97*  
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.



SCALE: 1" = 20'

NORTH 22nd STREET  
NORTH 60.0' S



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

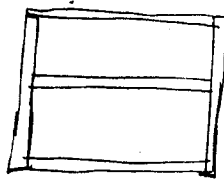
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ABC MORTGAGE  
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT  
OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON

4/18/95

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2032 NORTH 22nd. STREET

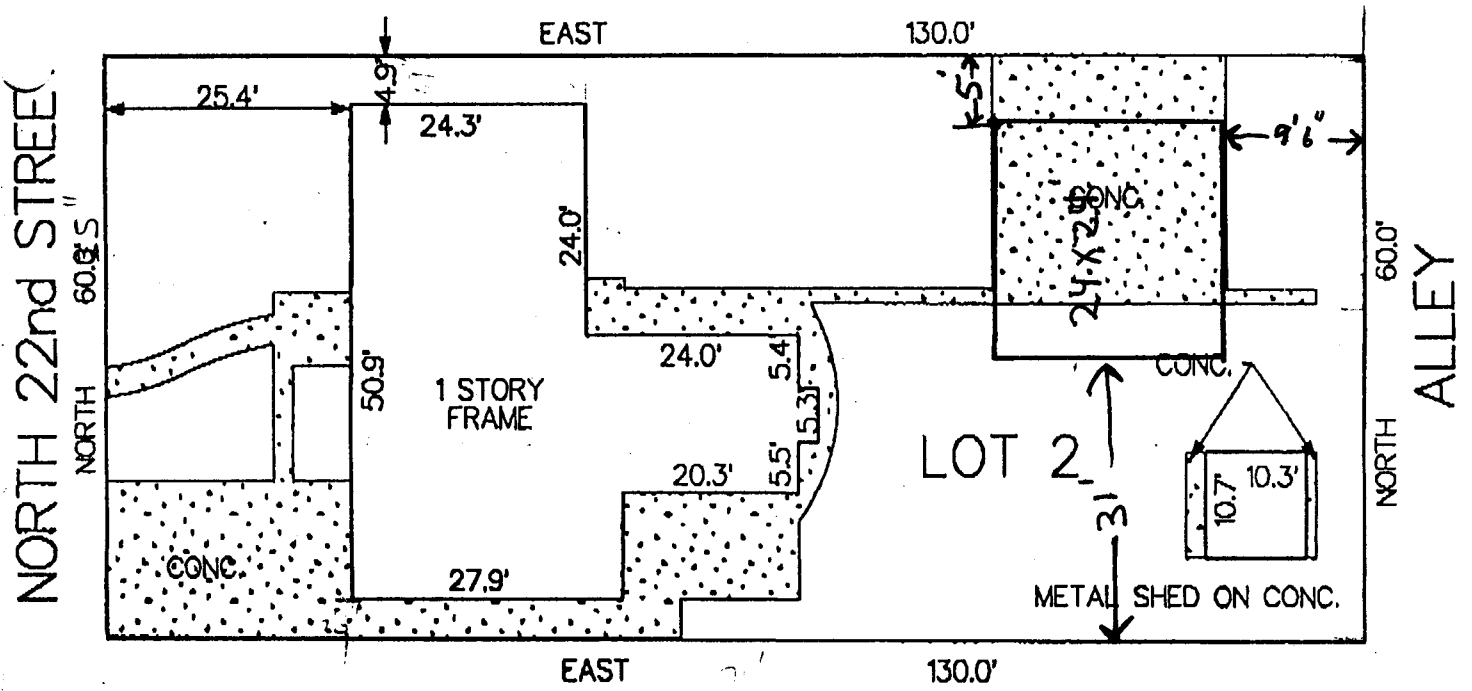
HULSEY ACCT.  
LOT 2 IN BLOCK 3 REPLAT DEL REY SUBDIVISION,  
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ACCEPTED *MR 4-14-97*  
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1/18/05