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TCP \$	
SIF \$	

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

BLDG PERMIT NO. 74935



Your Bridge to a Better Community

45318-6874

BLDG ADDRESS 2021 N. 22nd St SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945121 22006 SQ. FT. OF EXISTING BLDGS 1290 sqft

SUBDIVISION Del Ray TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Clarence/Evelyn Prosen NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 1319 Harter Pl. USE OF EXISTING BUILDINGS residence
Evid Co

(1) TELEPHONE 970. 667.3687 DESCRIPTION OF WORK & INTENDED USE patio cover

(2) APPLICANT Sandra Matik TYPE OF HOME PROPOSED:

(2) ADDRESS 2021 N. 22nd St _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970 245.5237 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 R1F-16c Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Sandra Matik Date 4/25/00

Department Approval [Signature] Date 4/25/00

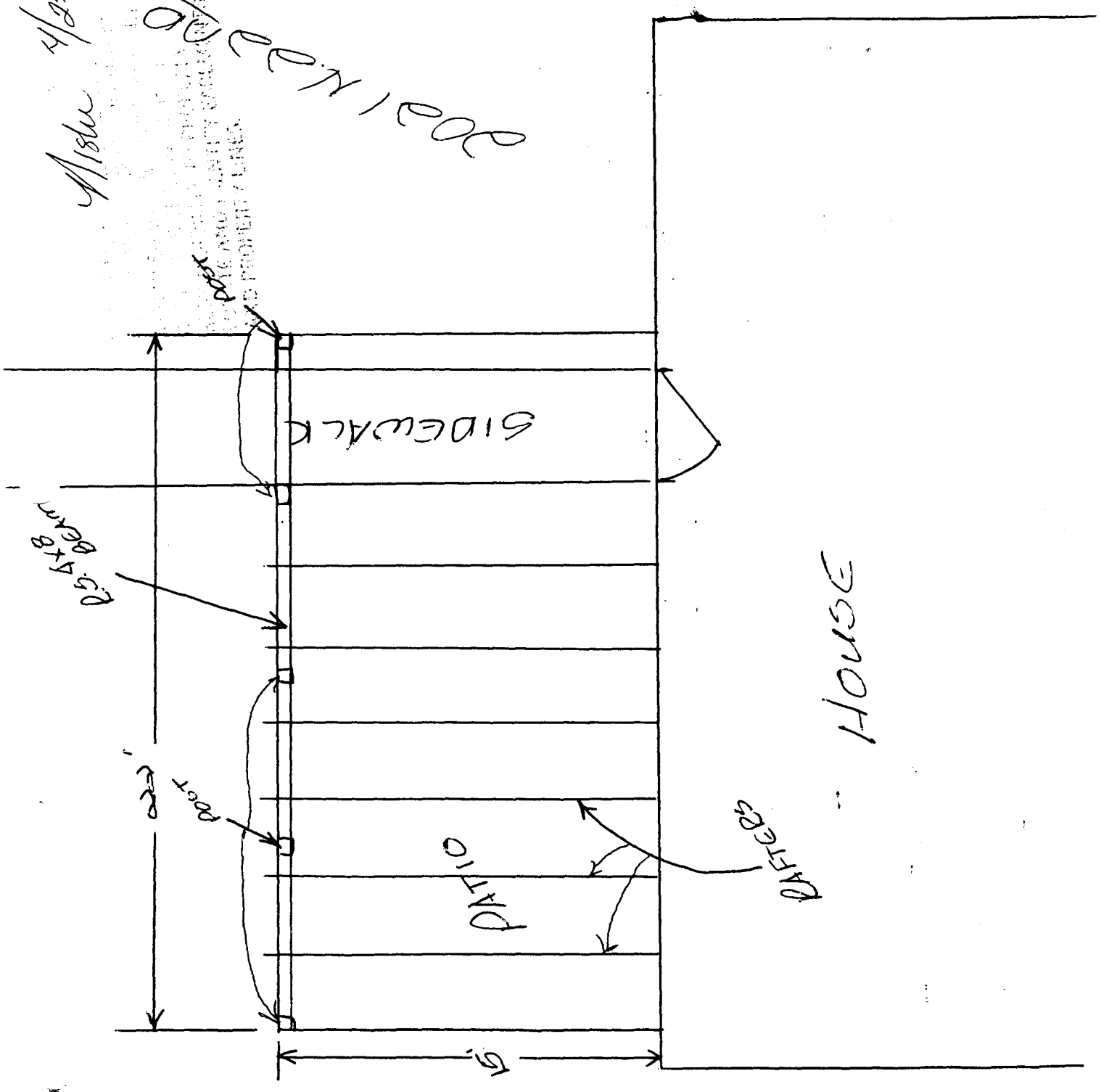
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>[Signature]</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/25/00</u>

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)

Alaska 4/25/00

Back Road



SIDEWALK

8'6" x 8'8"

feet

DOOR

PATIO

RAFTERS

HOUSE

5

PROPERTY LINES