

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 75342



Your Bridge to a Better Community

BLDG ADDRESS 2226 N 22nd Street SQ. FT. OF PROPOSED BLDGS/ADDITION 804 sq ft  
 TAX SCHEDULE NO. 2945-121-19-005 SQ. FT. OF EXISTING BLDGS 150 sq ft  
 SUBDIVISION Del Rey Replat TOTAL SQ. FT. OF EXISTING & PROPOSED 804 sq ft  
 FILING CL20697 BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER Frankie Martinez  
 (1) ADDRESS 2226 N 22nd street  
 (1) TELEPHONE 243-3464  
 (2) APPLICANT GAM Martinez  
 (2) ADDRESS Same  
 (2) TELEPHONE Same  
 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE Driveway  
Patio / carport  
 TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD) PAID  
 \_\_\_\_\_ 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.**

MAV 22 2000

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 4 TRAFFIC 28 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 Frankie Martinez Date 5-22-00  
 Department Approval Mishi Wagon Date 5/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>	Date	<u>5/22/00</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)

Side walk - 2226 N 22nd St

15'

Water

Gas

1 1/2" 10' Scale

DRIVE OK  
5/22/00

26'

ACCEPTED *Misha 5/22/00*  
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.

Property line

50'

77'

Concrete

Would like to place concrete as close to property line as possible. There is 5 feet of lawn before the neighbors house's structure. We need a minimum of 12 feet of concrete between

our house? South property line. Frankie Martner WA 257-8761  
FR 243-3464

Water

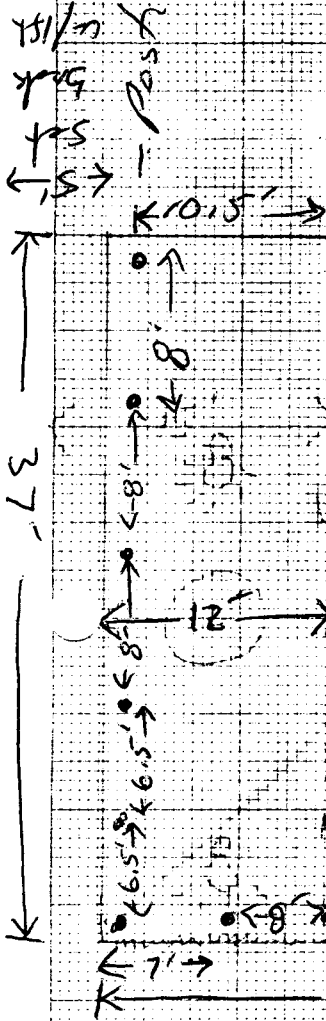
GAS

1" = 10'  
Scale

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

5/20/00  
5/20/00

short  
over  
c/1st  
back  
set



Car port / Patio  
43' Setback  
in BK yard