

FEE \$	10.00
TCP \$	—
SIF \$	—

New Home

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 749352



EX

Your Bridge to a Better Community

BLDG ADDRESS 2021 N 22nd St SQ. FT. OF PROPOSED BLDGS/ADDITION 120 sqft
 TAX SCHEDULE NO. 2945121 22006 SQ. FT. OF EXISTING BLDGS 1290 sqft
 SUBDIVISION Del Roy TOTAL SQ. FT. OF EXISTING & PROPOSED 1410 sqft
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Clarence Evelyn Prooski NO. OF BUILDINGS ON PARCEL
 Before: 01 After: 2 this Construction
 (1) ADDRESS 1319 Harter Place USE OF EXISTING BUILDINGS home shed
Lvld Co
 (1) TELEPHONE 970 667-3687 DESCRIPTION OF WORK & INTENDED USE residence
 (2) APPLICANT Sandra Malik patio cover
 (2) ADDRESS 2021 N 22nd St TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970 245-5237
 Site Built Manufactured Home (UBC)
 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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 3' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 6 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 Sandra Malik Date 3/15-00
 Department Approval Wishu Dragon Date 3/15/00

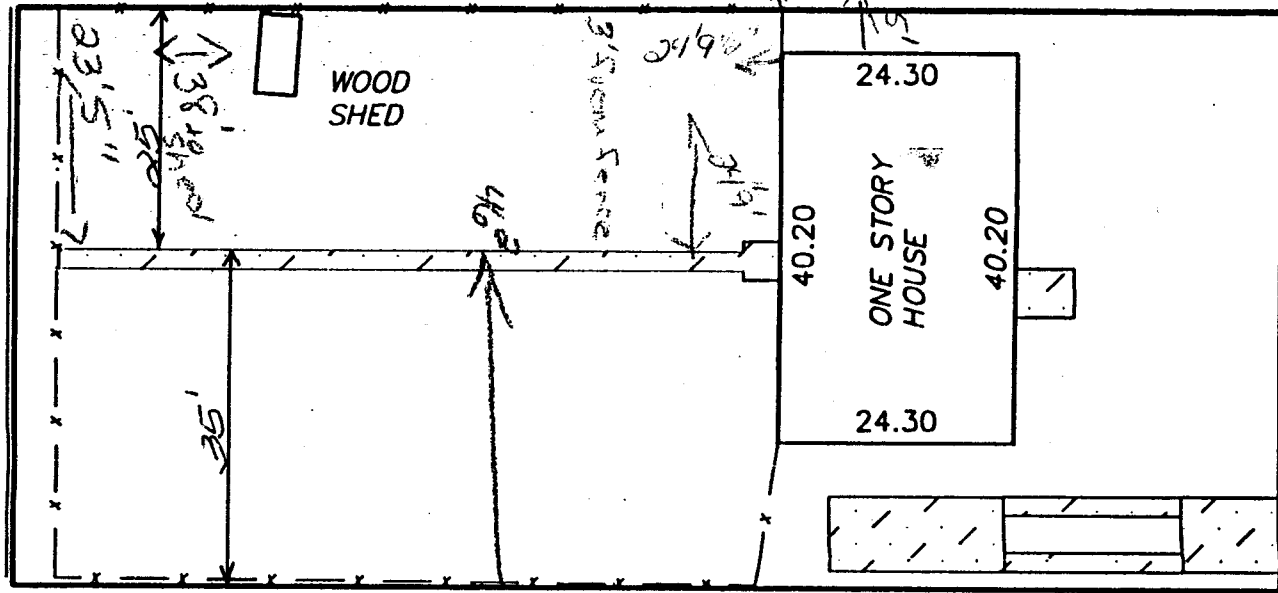
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Delia Overholt</u>		Date <u>3/15/00</u>

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

2021 N 22nd

ASPHALT ALLEY

S 00°00'00" E 60.00



N 90°00'00" E 130.00

N 00°00'00" E 60.00

22nd STREET

ACCEPTED

Ashe 3/18/00

ANY CHANGE OF SURVEYS MADE BY THE CITY AND COUNTY DEPARTMENT OF THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

N



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION

LOT 3, BLOCK 4, SUBDIVISION DEL RAY REPLAT MESA COUNTY, COLORADO.

FIRST AMERICAN 125330 TAX ID. NO. 2945-124-03-001