

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 2031 N. 22ND ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 90

TAX SCHEDULE NO. 2945-121-22-004 SQ. FT. OF EXISTING BLDGS ~~920~~ 960

SUBDIVISION DEL REY REPEAT TOTAL SQ. FT. OF EXISTING & PROPOSED 1,050

FILING _____ BLK 4 LOT 2 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER KIRBY & SUSAN HARRIS NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction

(1) ADDRESS 2031 N. 22ND ST. USE OF EXISTING BUILDINGS PRIVATE RESIDENCE

(1) TELEPHONE 970-241-0411 DESCRIPTION OF WORK & INTENDED USE CONSTRUCT PLATFORM FOR STEEL STORAGE SHED

(2) APPLICANT KIRBY HARRIS TYPE OF HOME PROPOSED:
_____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 2031 N. 22ND ST.

(2) TELEPHONE 970-241-0411

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 RMF-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' / 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt _____

Maximum Height _____ 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 Kirby Harris Date 8-6-02

Department Approval Pat Bushman Date 8-6-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in used</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/6/02</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)

EXISTING 6' FENCE

84"

DRIVEWAY

CARPORT

YARD

HOUSE

WALKWAY

WALKWAY

YARD

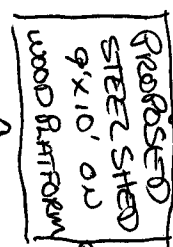
2031 N. 20th ST.

SIDEWALK

8-6-02

Pat Bushman

ACCEPTED 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'

72'

30"