

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

9540-5922

BLDG ADDRESS 1600 North 20th St SQ. FT. OF PROPOSED BLDGS/ADDITION 242 sq ft

TAX SCHEDULE NO. 294512413016 SQ. FT. OF EXISTING BLDGS 1354 sq ft.

SUBDIVISION Hickman Emily Mann TOTAL SQ. FT. OF EXISTING & PROPOSED 1596 FT.

FILING _____ BLK _____ LOT 2

NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER Pyllis Mc Bride

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 1600 North 20th Av

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE ^{Buis} 858-6221

DESCRIPTION OF WORK & INTENDED USE Sun room

(2) APPLICANT Home Masters Inc

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

(2) ADDRESS 1984 K Rd.

(2) TELEPHONE 858-3390

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.

6,600 S.E. Lat 7 2900 S.E. Impervious

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8

Maximum coverage of lot by structures 70% (okay)

SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5 from PL, Rear 10 from PL

Parking Req'mt _____

Maximum Height 35

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 [Signature] Date _____

Department Approval [Signature] Date 11-20-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Sun Room</u>
Utility Accounting	<u>OK</u>	Date <u>NOV 20, 2003</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)

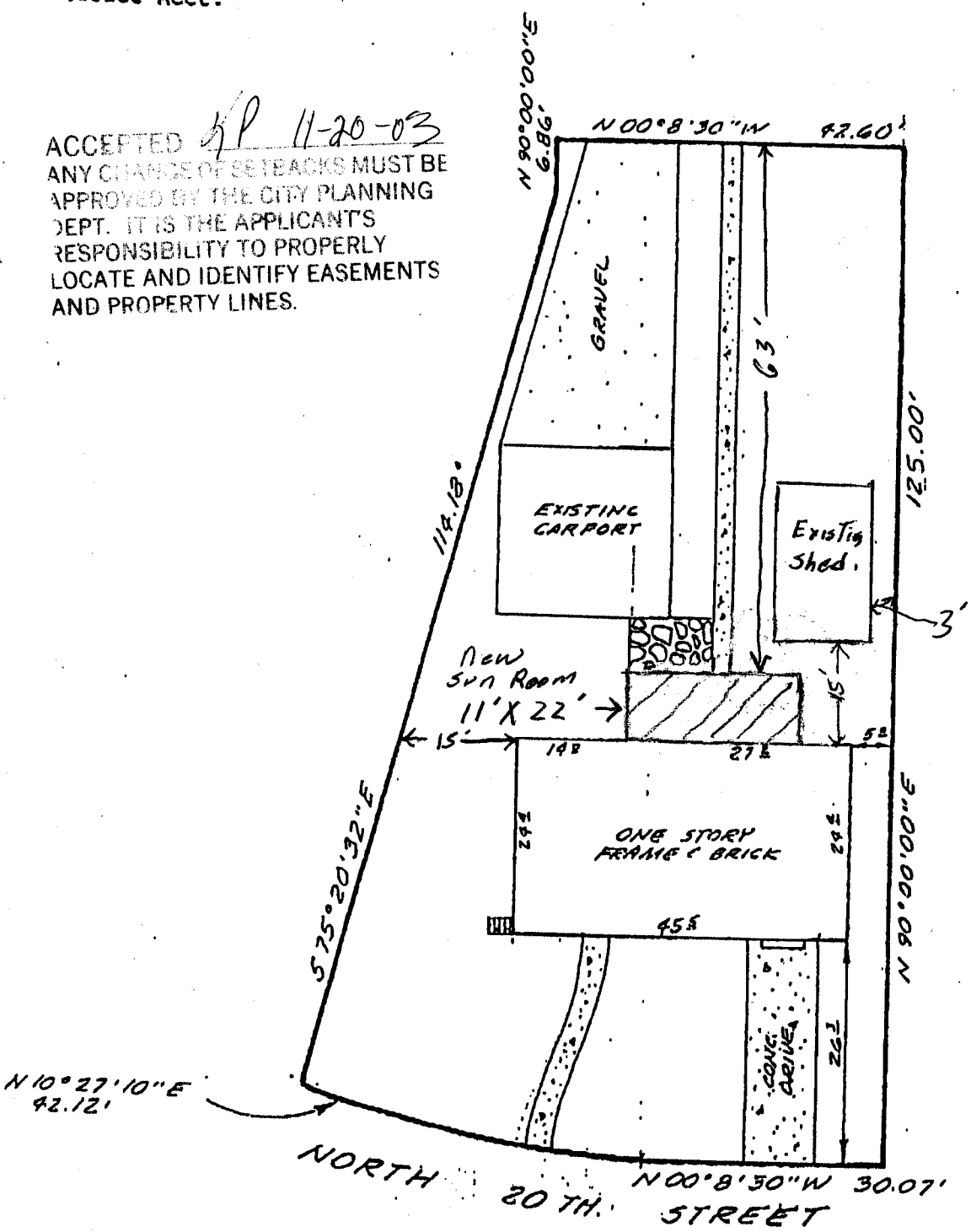
IMPROVEMENT LOCATION CERTIFICATE

1600 NORTH 20TH STREET, GRAND JUNCTION,

LOT 2, HICKMAN EMERY MINOR SUBDIVISION, A REPEAT OF LOTS 6-7, BLOCK 2, DEL MAR PARK, ACCORDING TO THE REZONING PLAT, MESA COUNTY, COLORADO.

First American title #114541
McBride Acct.

ACCEPTED *HP 11-20-03*
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'

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage-Lorrie, 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 THIS DATE 10/16/92 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND