

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

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

BLDG PERMIT NO. 89132



Your Bridge to a Better Community

BLDG ADDRESS 1945 N. 22nd St. SQ. FT. OF PROPOSED BLDGS/ADDITION 280

TAX SCHEDULE NO. 2945-121-22-012 SQ. FT. OF EXISTING BLDGS 1200

SUBDIVISION Del Rey Replat TOTAL SQ. FT. OF EXISTING & PROPOSED 1480

FILING \_\_\_\_\_ BLK 4 LOT 6 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Jacqueline Walsh NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 1945 N. 22nd St. USE OF EXISTING BUILDINGS Personal Residence

(1) TELEPHONE (970) 242-3270 DESCRIPTION OF WORK & INTENDED USE place pre-built Storage on property

(2) APPLICANT Denis Walsh TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1945 N. 22nd St.

(2) TELEPHONE (970) 242-3270

**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 BMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES ~~✓~~ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt N/A

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Denis A. Walsh Date 4/23/03

Department Approval Cheryl Gibson Date 4/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>no charge</u>
Utility Accounting	<u>Manual Cal</u>	Date	<u>4/23/03</u>

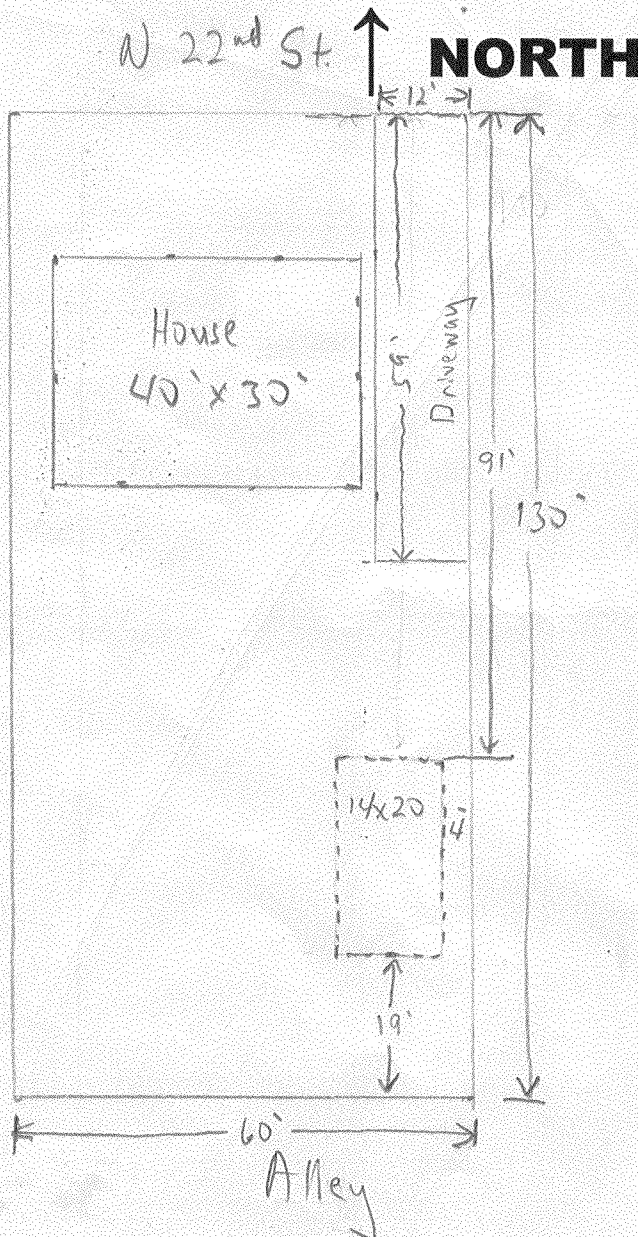
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**  
**NO ATTACHMENTS WILL BE ACCEPTED.**

1. An outline of the **property lines** with dimensions. .... [✓]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. .... [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). .... [✓]
4. All **easements** and **rights-of-way** on the property. .... [✓]
5. All **existing structures** on the property. .... [✓]
6. All **streets** adjacent to the property and **street names**. .... [✓]
7. All existing and proposed **driveways**. .... [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. .... [✓]
9. Location of streams and/or drainages. .... [✓]

**Any of the above information the applicant fails to show on the drawing**



⑧ Parking is on street, and in driveway, approx. 4 spaces

4/23/03  
 C. Gayer Gibson  
**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.