

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

1 1085-0879

BLDG ADDRESS 1923 N 22nd St. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-121-22-015 SQ. FT. OF EXISTING BLDGS 1450

SUBDIVISION Del Rey Sub Replat TOTAL SQ. FT. OF EXISTING & PROPOSED 1450

FILING _____ BLK 4 LOT 8 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

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

(1) ADDRESS 1925 N 22nd St. USE OF EXISTING BUILDINGS residential

(1) TELEPHONE 243-0685 DESCRIPTION OF WORK & INTENDED USE patio cover

(2) APPLICANT Centennial Const. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2030 Paint Pony Ct.

(2) TELEPHONE 250-6827

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

PAID MAY 16 2006

ZONE RMF-8 Maximum coverage of lot by structures 70%

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

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

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 Mark H. Gyle Date 5-15-06

Department Approval Gayle Henderson Date 5-16-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>No chg in use</u>
Utility Accounting <u>M. Gyle</u>		Date <u>5-16-06</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

1925 N 22ND
LOT 8 BLK 4
DEL REY SUB REPLAT
7920 SF
SCH# 2945-121-22-015
SCALE: 1"= 20'

SETBACKS:

FRONT	25
SIDE	5
REAR	10

5-16-06
Gayleen Henderson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. BEFORE ANY CONSTRUCTION
BEGINS. SEE CITY ORDINANCES
LOCAL ORDINANCES, ORDINANCES
AND TITLES.

132'

