

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90029



Your Bridge to a Better Community

Septic
 BLDG ADDRESS 631 26 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 340
 TAX SCHEDULE NO 2945-034-00-080 SQ. FT. OF EXISTING BLDGS 2723 sq ft. 800 sq ft
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 3843
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction
 (1) OWNER Dalton Garlitz NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 631 26 Rd. USE OF EXISTING BUILDINGS Home - Guest Home
 (1) TELEPHONE 245-2974 DESCRIPTION OF WORK & INTENDED USE Addition to Garage
 (2) APPLICANT Gerald Odom TYPE OF HOME PROPOSED:
 (2) ADDRESS 3234 D St Citron _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 823-4357 _____ Manufactured Home (HUD)
 Other (please specify) Garage Addition

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-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' 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).

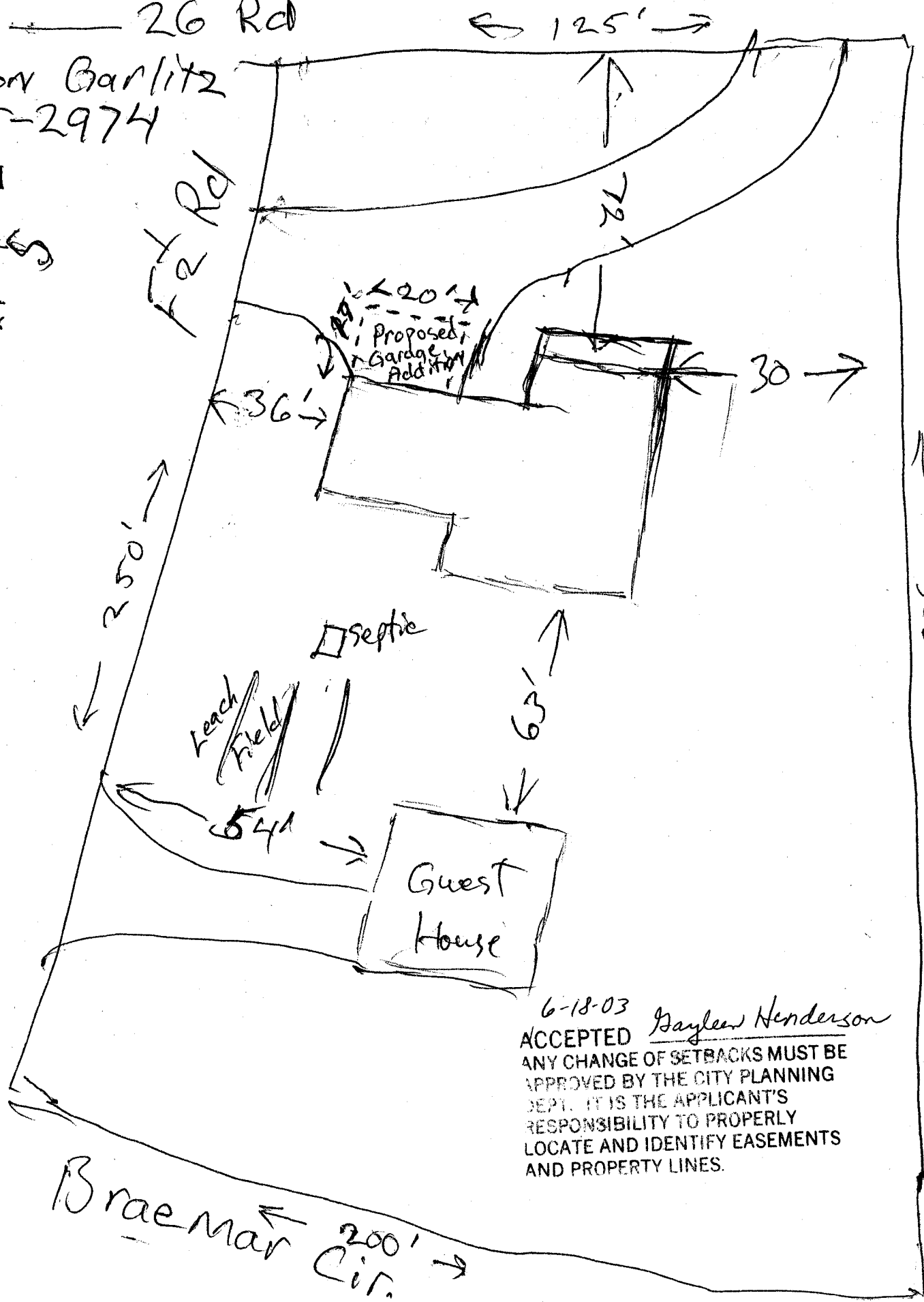
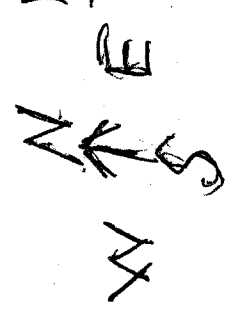
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gerald Odom Date 6/18/03
 Department Approval Gayleen Henderson Date 6-18-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>W/Chg in single Plan</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>6/18/03</u>

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

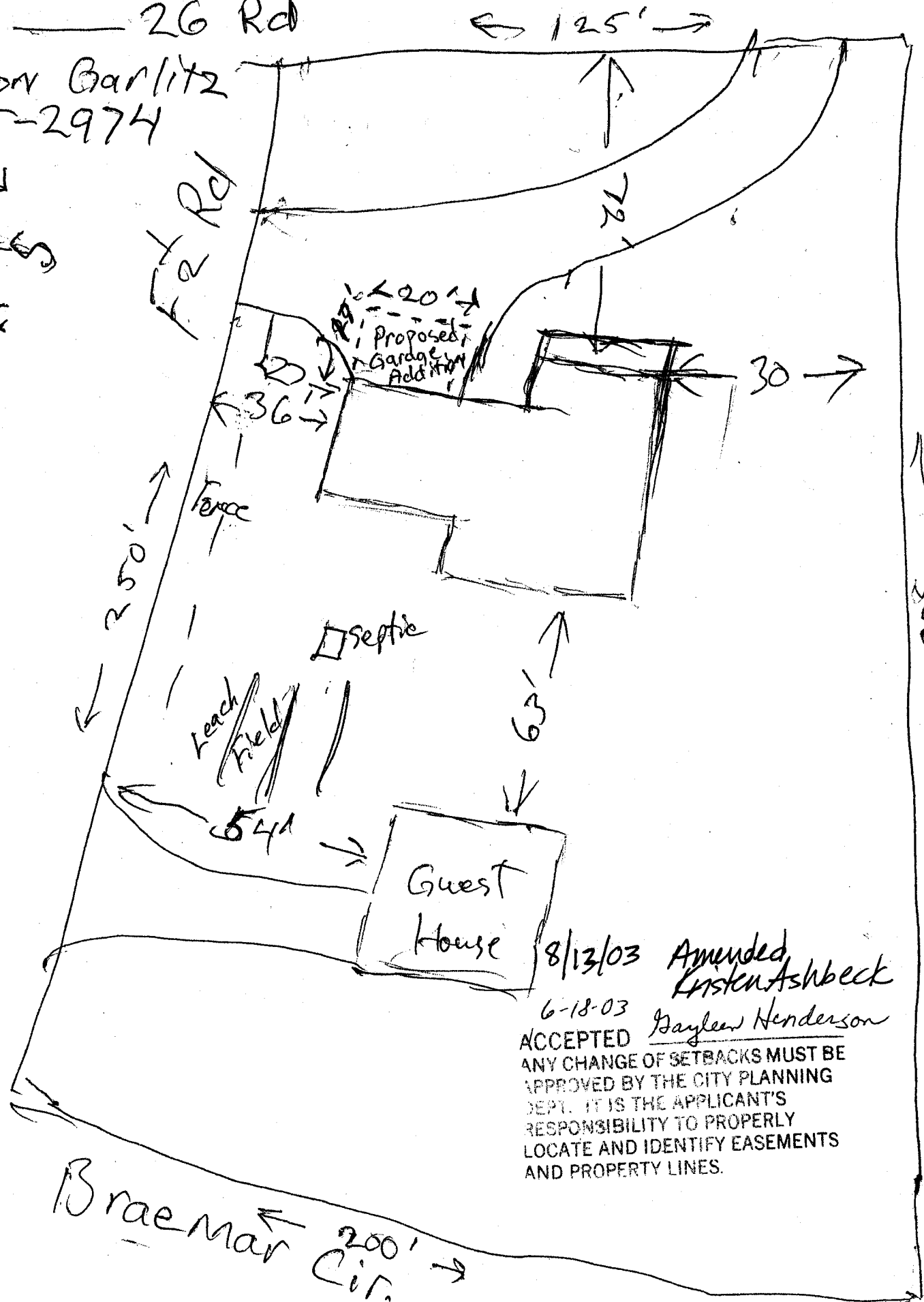
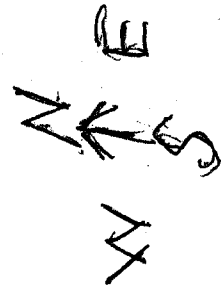
631 — 26 Rd
Dalton Barlitz
245-2974



6-18-03
ACCEPTED Gayle Henderson
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.

Braemar Cir. 200'

631 — 26 Rd
Dalton Barlitz
245-2974



8/13/03 Amended
Kristen Ashbeck
6-18-03 Gayleen Henderson
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.

Braemar Cir. 200'