

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

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

BLDG PERMIT NO. 88901



Your Bridge to a Better Community

18640-11948

BLDG ADDRESS 1615 Laveta SQ. FT. OF PROPOSED BLDGS/ADDITION 70

TAX SCHEDULE NO. 2945-233-07-024 SQ. FT. OF EXISTING BLDGS 1323

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1393

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

(1) OWNER Roger Martin
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 1615 Laveta
 USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE _____
 DESCRIPTION OF WORK & INTENDED USE Bathroom + closet addition

(2) APPLICANT Gerald Odum
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)

(2) ADDRESS 3234 D-4 Clifton _____ Manufactured Home (HUD)
 (2) TELEPHONE 523-4357 _____ Other (please specify) _____

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 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 _____ 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 Odum Date 3/21/03

Department Approval [Signature] Date 3/21/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>		Date	<u>3-21-03</u>

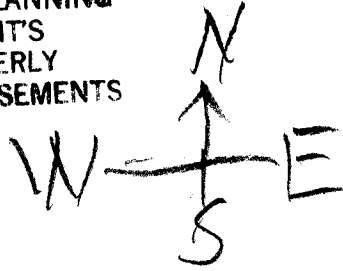
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Proposed 5'x14' Bathroom Addition For Roger Martin at 1615 Lareta

Grand Mesa St

3/21/03
ACCEPTED C. Faye Wilson
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.



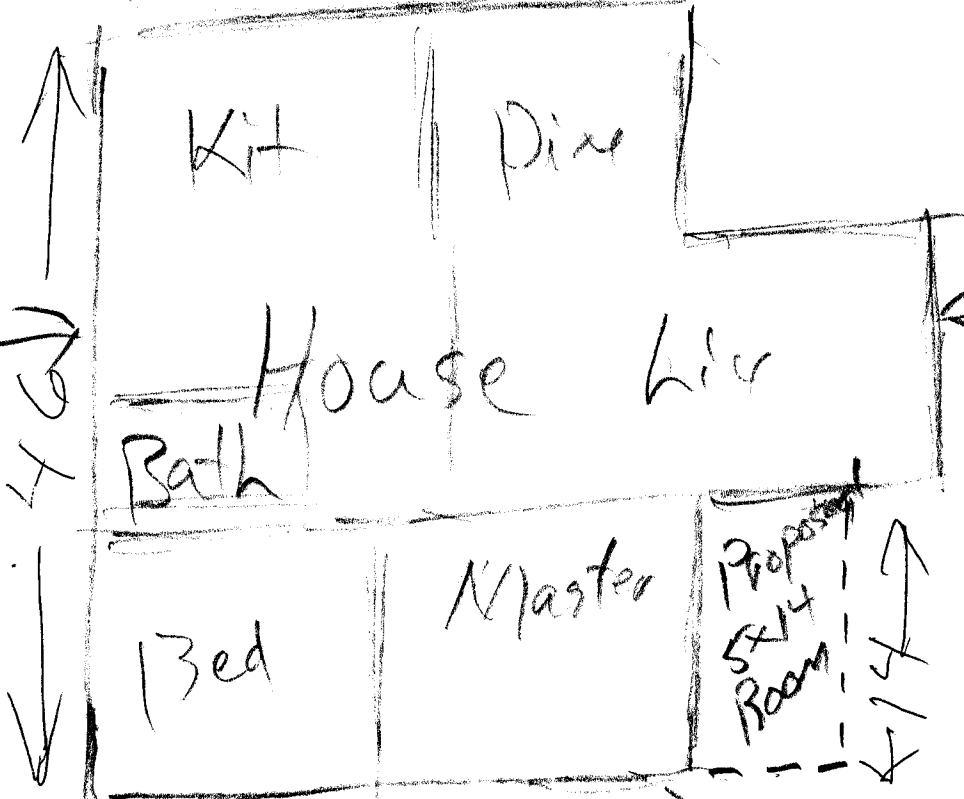
Lareta St

47'

26'

13'

25'



26'

51'

Proposed
5x14
Room