

FEE \$10.00

TCP \$

SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

8158-5056
 Building Address 1933 Elm Ave No. of Existing Bldgs 2 No. Proposed _____
 Parcel No. 2945-124-15-003 Sq. Ft. of Existing Bldgs 1998 Sq. Ft. Proposed _____
 Subdivision Arcadia Village Sq. Ft. of Lot / Parcel 7,375 sq. ft.
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Nellie Jean Olwinre
 Address 1933 Elm Ave
 City / State / Zip Grand Jct 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Gerald Odom
 Address 3234 D St
 City / State / Zip Clifton 81520
 Telephone 523-4357

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: Room 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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).

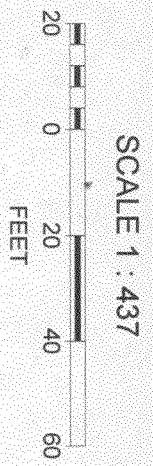
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Gerald Odom Date 7/20/04
 Department Approval Misha Wagon Date 7/20/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting [Signature] Date 7/20/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8661
1423
576



ACCEPTED
AND REVISIONS
MAY BE REQUIRED BY THE CITY PLANNING
DEPARTMENT TO PROPERLY
IDENTIFY EASEMENTS

7/20/04
M. M. M.

