

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

8311D-11507  
 BLDG ADDRESS 653 Janece SQ. FT. OF PROPOSED BLDGS/ADDITION 120 sqft  
 TAX SCHEDULE NO. 2945-031-21-005 SQ. FT. OF EXISTING BLDGS 1488 sqft  
 SUBDIVISION Kay Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1608 sqft  
 FILING \_\_\_\_\_ BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Geneva Hyde NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 653 Janece USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 242-8536 DESCRIPTION OF WORK & INTENDED USE Shed Roof over patio  
 (2) APPLICANT Gerald Odum TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3234 D 1/4 Ct. Ft. Worth \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES ~~YES~~ NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 20' from PL Rear 20' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 30' 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).

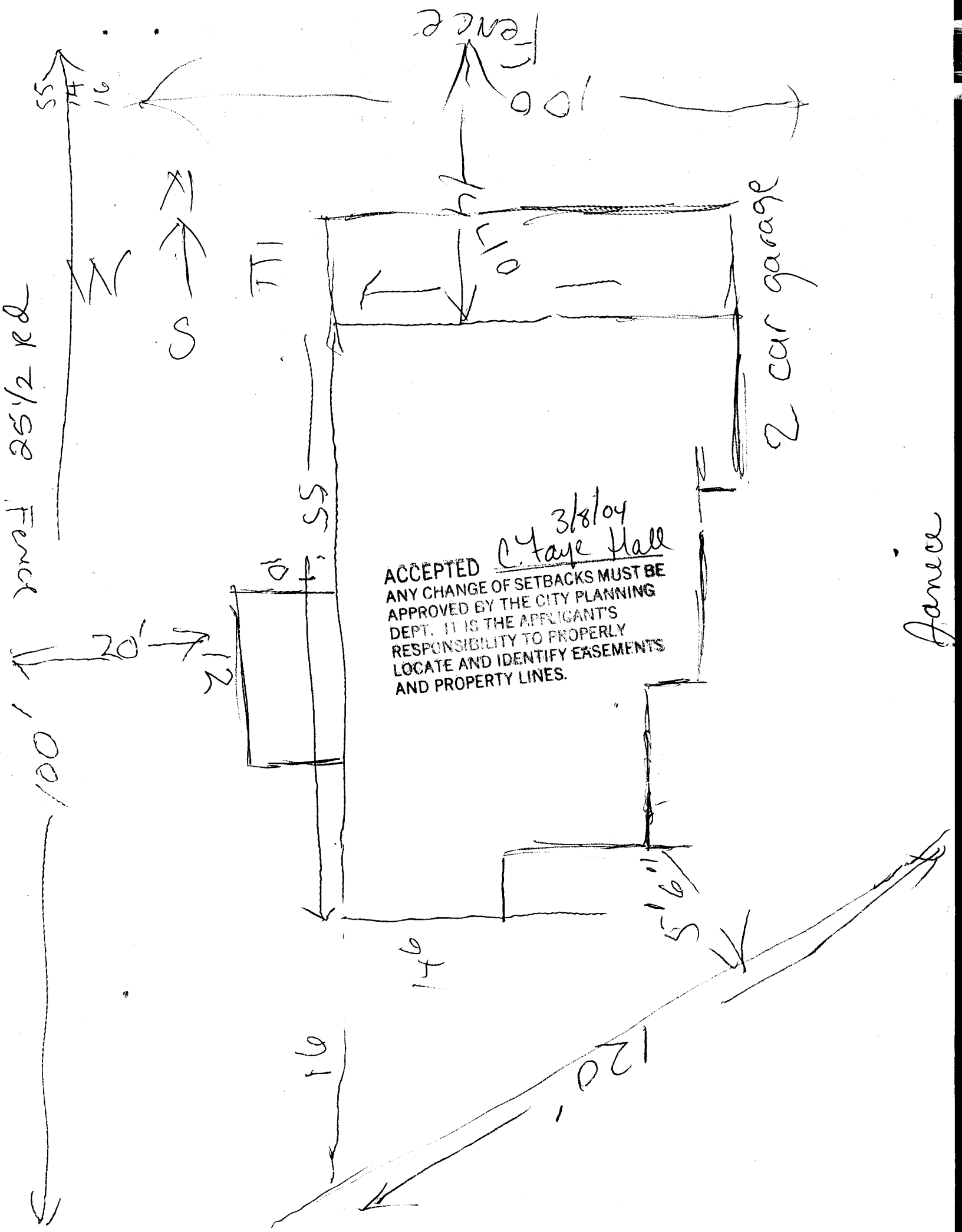
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Gerald Odum Date 3/8/04  
 Department Approval C. Jay Hall Date 3/8/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Shed roof</u>
Utility Accounting <u>NO</u>		Date <u>3-8-04</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)



ACCEPTED C. Faye Hall 3/8/04  
 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.

Janice

2 car garage

25 1/2 rd Fence

100 Fence

100'

55' 16'

N  
S

111

55'

10'

20'

12'

146'

16'

120'

116'

110'