

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

93773-53313 - Personal Use
 631 26 Rd

Building Address _____
 Parcel No. 2945-034-00-080
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 3900
 Sq. Ft. of Lot / Parcel 1.216 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Dalt Garlitz
 Address 631 26 Rd
 City / State / Zip Grand Jct

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Gerald Odum
 Address 3234 DE
 City / State / Zip Clifton, Co. 81520
 Telephone 523-4357

***TYPE OF HOME PROPOSED:**

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

NOTES: Public works said to measure 2' behind sidewalk to meet setbacks

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 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' 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)

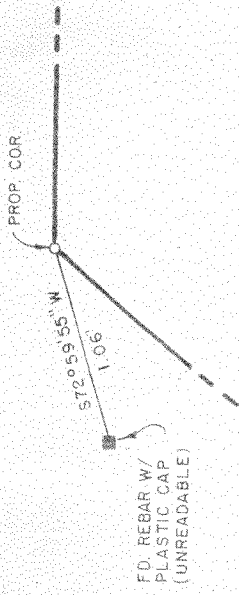
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Odum Date _____
 Department Approval C. J. Hall Date 5/12/05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Shop</u>
Utility Accounting			Date <u>5/12/05</u>

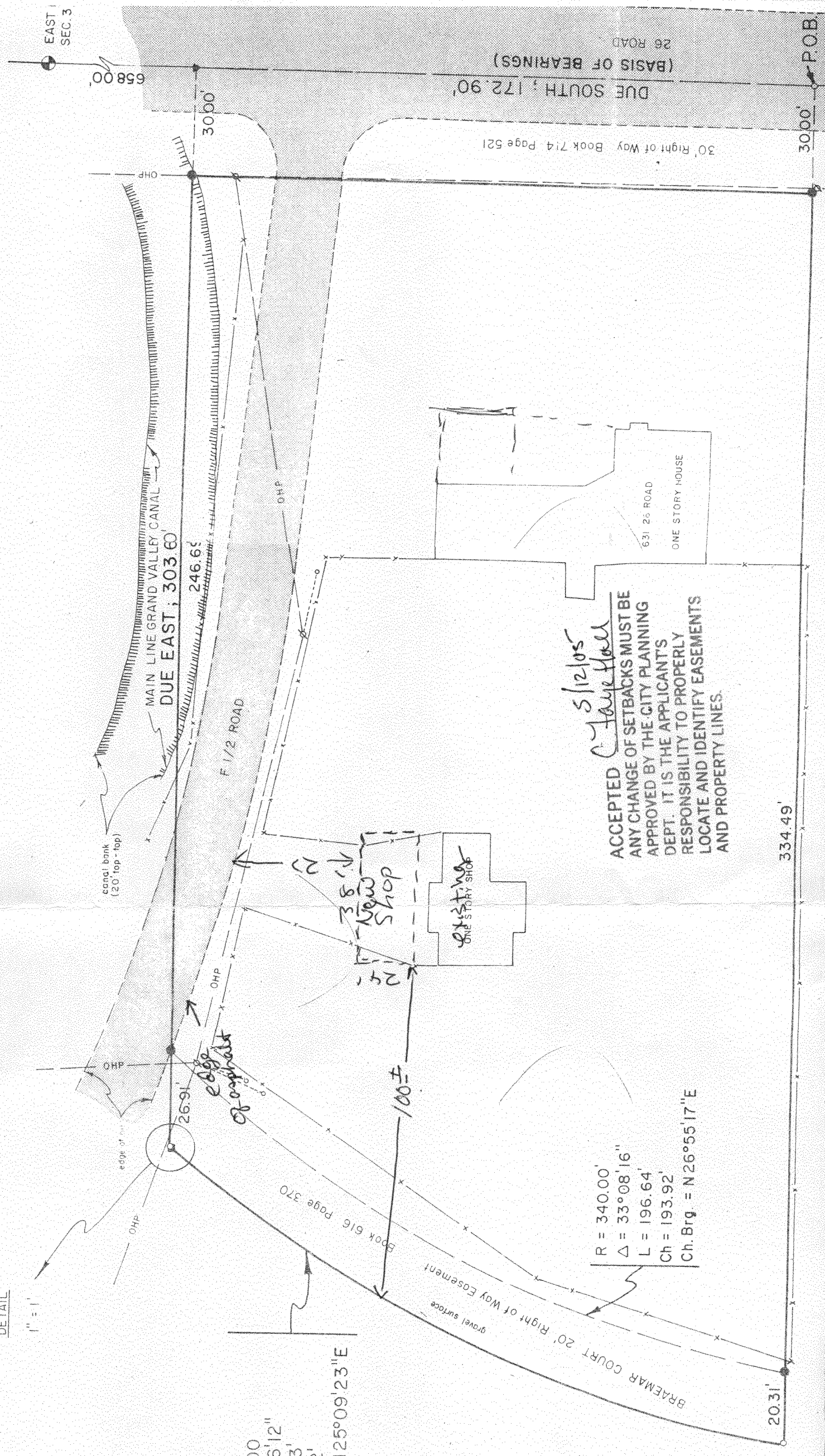
BOUNDARY SURVEY OF 631 26 ROAD GRAND JUNCTION, COLORADO



DETAIL
1" = 1'

$R = 360.00$
 $\Delta = 30^\circ 46' 12''$
 $L = 193.33'$
 $Ch. = 191.02'$
 $Ch. Brg. = N25^\circ 09' 23'' E$

$R = 340.00'$
 $\Delta = 33^\circ 08' 16''$
 $L = 196.64'$
 $Ch = 193.92'$
 $Ch. Brg. = N26^\circ 55' 17'' E$



5/12/05
 Accepted by City Hall
 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.

334.49'

2031'

P.O.B.