

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

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

BLDG PERMIT NO. 91199



Building Address 714 Centauri Dr.  
 Parcel No. 2701-354-25-005  
 Subdivision Galaxy Subdivision  
 Filing \_\_\_\_\_ Block 4 Lot 5

No. of Existing Bldgs 1 Proposed 1  
 Sq. Ft. of Existing Bldgs 1764 Proposed 2654  
 Sq. Ft. of Lot / Parcel 20010.22 sq.ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Lawrence P. + Rheda V. Maslyk  
 Address 714 Centauri Dr.  
 City / State / Zip Grand Jct, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Lawrence P. ~~Maslyk~~ Maslyk  
 Address 714 Centauri Dr.  
 City / State / Zip Grand Jct, CO 81506  
 Telephone (970) 243-1067

**\*TYPE OF HOME PROPOSED:**

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

NOTES: ADDING BEDROOM ABOVE  
EXISTING GARAGE, STORAGE SHED  
10x12

**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-2 Maximum coverage of lot by structures 30'  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

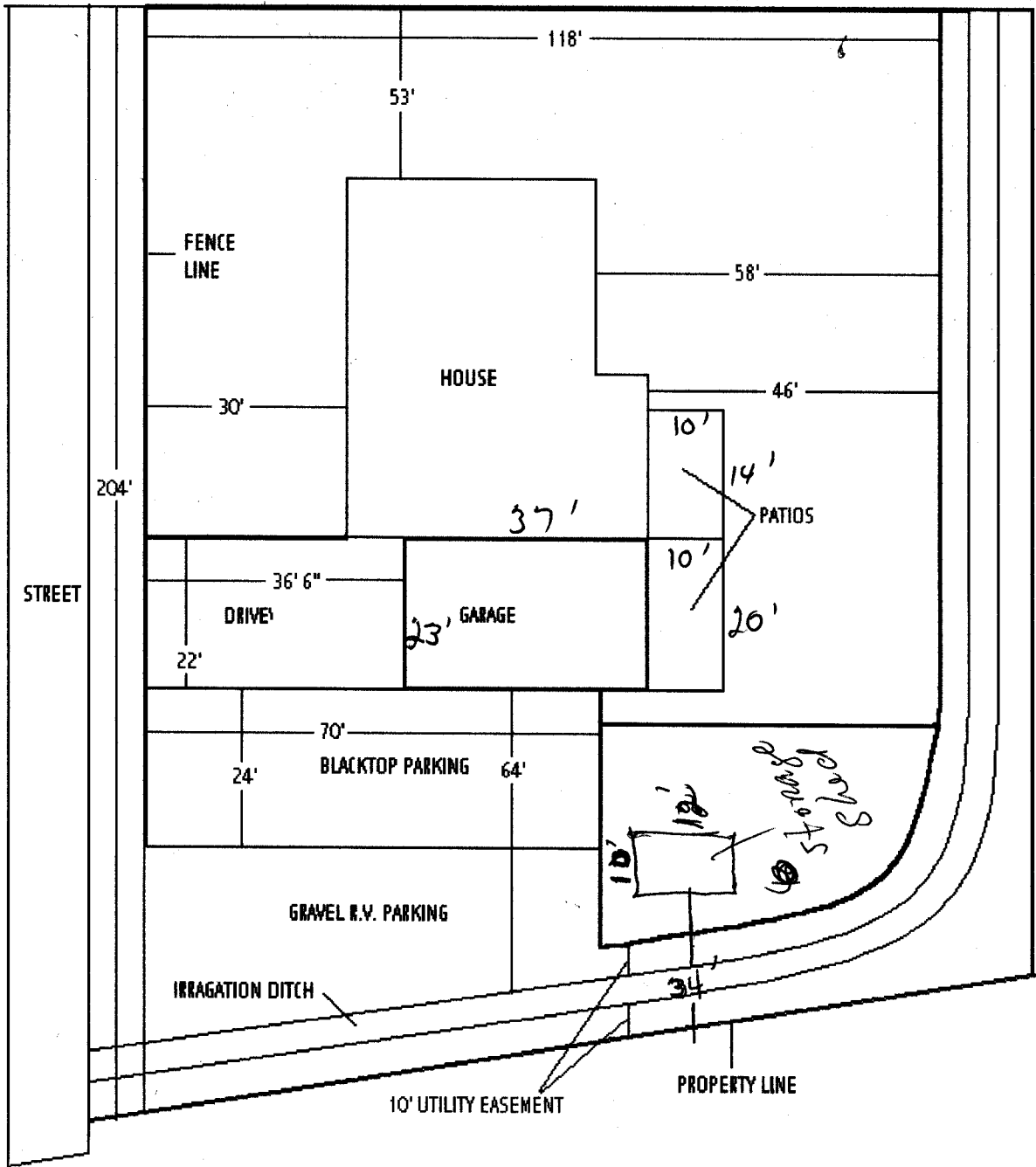
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Lawrence P. Maslyk Date \_\_\_\_\_  
 Department Approval Gaylean Henderson Date 9-29-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	<u>interior remodel</u>
Utility Accounting	<u>OK answer</u>		Date	<u>9-29-03</u>

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)



9-29-03 *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.