

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 4122-2582 419 CALPETA AV

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-142-33-009

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name EDWARD W ROSZYK

DESCRIPTION OF WORK & INTENDED USE:

Address 186 RETA DR

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Electrical wiring/gas

City / State / Zip G/JCT CO 81503

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name _____

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

Address N / A

City / State / Zip _____

NOTES: It is only to be connected to main house.

Telephone _____

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-24

Maximum coverage of lot by structures 80%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 5' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 40'

Special Conditions No accessory dwelling unit allowed can not be rented out as a separate unit. No new kitchen facility

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 [Signature]

Date 12/3/04

Department Approval [Signature]

Date 12/3/04

Additional water and/or sewer tap fee(s) are required: YES NO ✓ W/O No.

Utility Accounting BECAUSE CLEARANCE RESTRICTS UNIT AS A DWELLING UNIT NO ADD'L PIF AT THIS TIME. 12/3/04 Date _____

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)