

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. pl

457 1/2 Bulla St. (old)

Building Address 459 1/2 Bulla

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-151-10-003

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2402

Subdivision CHATFIELD

Sq. Ft. of Lot / Parcel 7864

Filing III Block 1 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3065

OWNER INFORMATION:

Name DANNY GUDTEK & PAULETTE GUDTEK

Height of Proposed Structure 24'10"

Address 766 GARFIELD DRIVE

DESCRIPTION OF WORK & INTENDED USE:

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

City / State / Zip PALISADE CO 81526

APPLICANT INFORMATION:

Name DANNY GUDTEK & PAULETTE GUDTEK

*TYPE OF HOME PROPOSED:

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

Address 766 GARFIELD DRIVE

City / State / Zip ~~81526~~ PALISADE CO 81526

NOTES: _____

Telephone 970-250-8420

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 R-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 5 from PL Rear 25 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

Special Conditions _____

Voting District C Driveway Location Approval JAR
(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 Aug 1-07

Department Approval JAR Gayleen Henderson Date 9/11/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 200012

Utility Accounting [Signature] Date 9-11-07

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)

