

FEE \$	12.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.

VAR-2007-369

Building Address 116868-4789  
887 Bunting Avenue

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-114-17-009

Sq. Ft. of Existing Bldgs 1396 Sq. Ft. Proposed 1586

Subdivision Rose Park

Sq. Ft. of Lot / Parcel 7493

Filing \_\_\_\_\_ Block 3 Lot B + Parcel

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2096 Proposed 2864

Height of Proposed Structure 10'

**OWNER INFORMATION:**

Name Kim Marie Malecki

**DESCRIPTION OF WORK & INTENDED USE:**

Address 887 Bunting Ave

New Single Family Home (\*check type below)

City / State / Zip Grand Junction, CO.

Interior Remodel -  Addition

Other (please specify): Attached Garage -

**APPLICANT INFORMATION:**

Name Kim Marie Malecki

Storage only -

Address 887 Bunting Ave

**\*TYPE OF HOME PROPOSED:**

City / State / Zip Grand Junction, CO.

Site Built

Manufactured Home (UBC)

Telephone 970 243 0553

Manufactured Home (HUD)

Other (please specify):

2 Bathroom - Carpet + into Bedroom -

NOTES: ENCLOSING EXISTING CARPORT STRUCTURE

ADD ATTACHED GARAGE

**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-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES  NO

Side 5' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions Allowed a 2.9ft setback

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

on West property line w/ approved variance.

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 Kim Marie Malecki

Date 12/4/07 C. York

Department Approval PL Wendy Spurr

Date 12/4/07 2/14/08 Hall

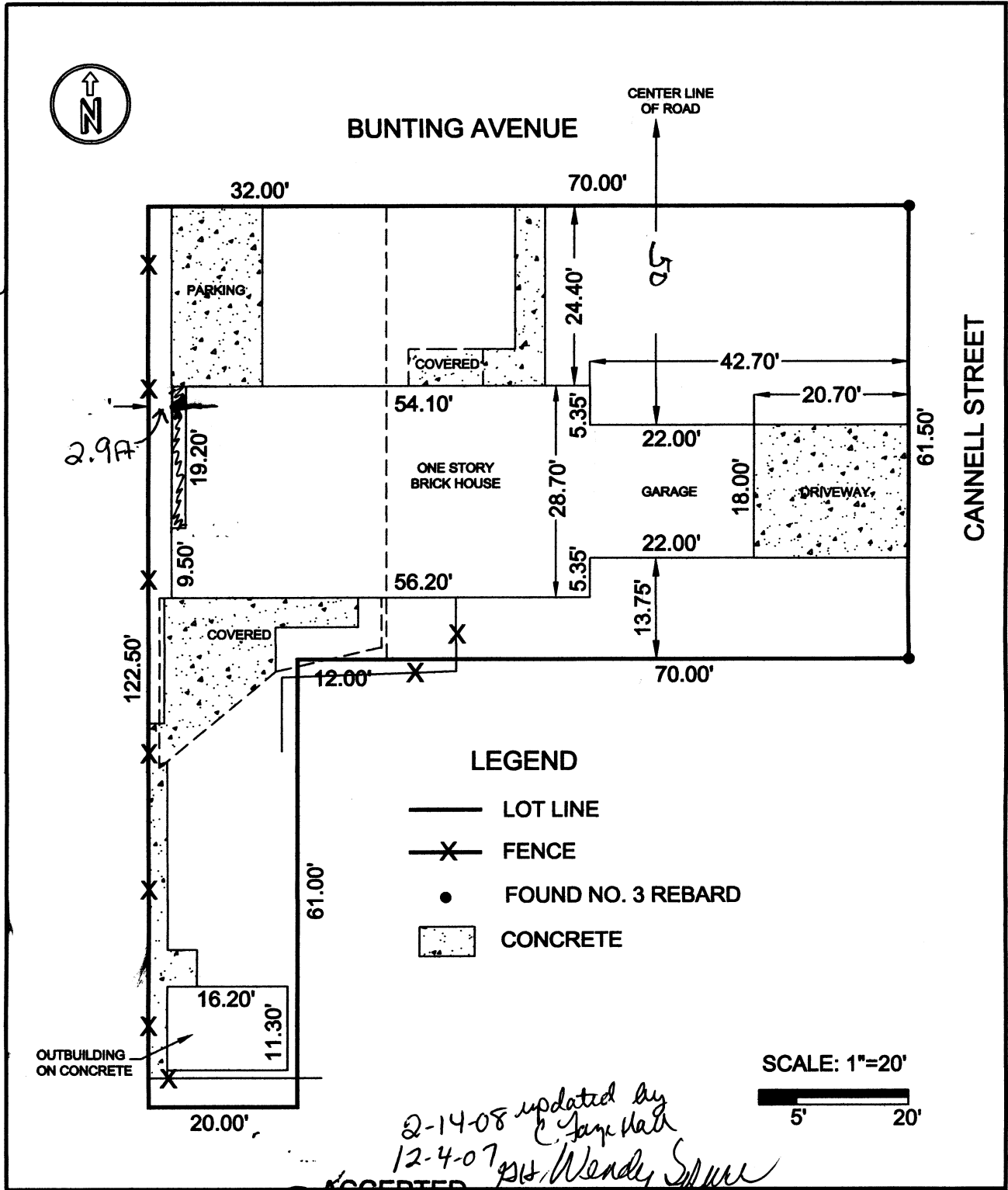
Additional water and/or sewer tap fee(s) are required: YES NO W/O NA NO WTR/SEWER Charge

Utility Accounting (initials) 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)

LOT 8 / BLOCK 3  
 ROSE PARK SUBDIVISION  
 887 BUNTING AVENUE  
 GRAND JUNCTION, CO 81501  
 MESA COUNTY

*Appendix  
 2-14-08*



**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PREPARED FOR:  
 KIM MARIE MALECKI