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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO.
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PCR-2011-578  
 RPT 36024

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

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 192  
 Sq. Ft. of Lot / Parcel 0.629 = 27,399  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1764 + 192 = 1956  
 Height of Proposed Structure 8'

**OWNER INFORMATION:**

Name Lawrence Maslyk  
 Address 714 Centauri Dr  
 City / State / G.J. Co 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify) Storage Shed  
12x16 = 192

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

Telephone 243-1067, 234-1697

**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 PLANNING STAFF			
ZONE <u>R-2</u>	Maximum coverage of lot by structures <u>30%</u>	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Side <u>15/3</u> from PL Rear <u>30/10</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>35</u>	Voting District _____	Parking Requirement _____	Special Conditions _____
Driveway Location Approval _____	(Engineer's Initials)		

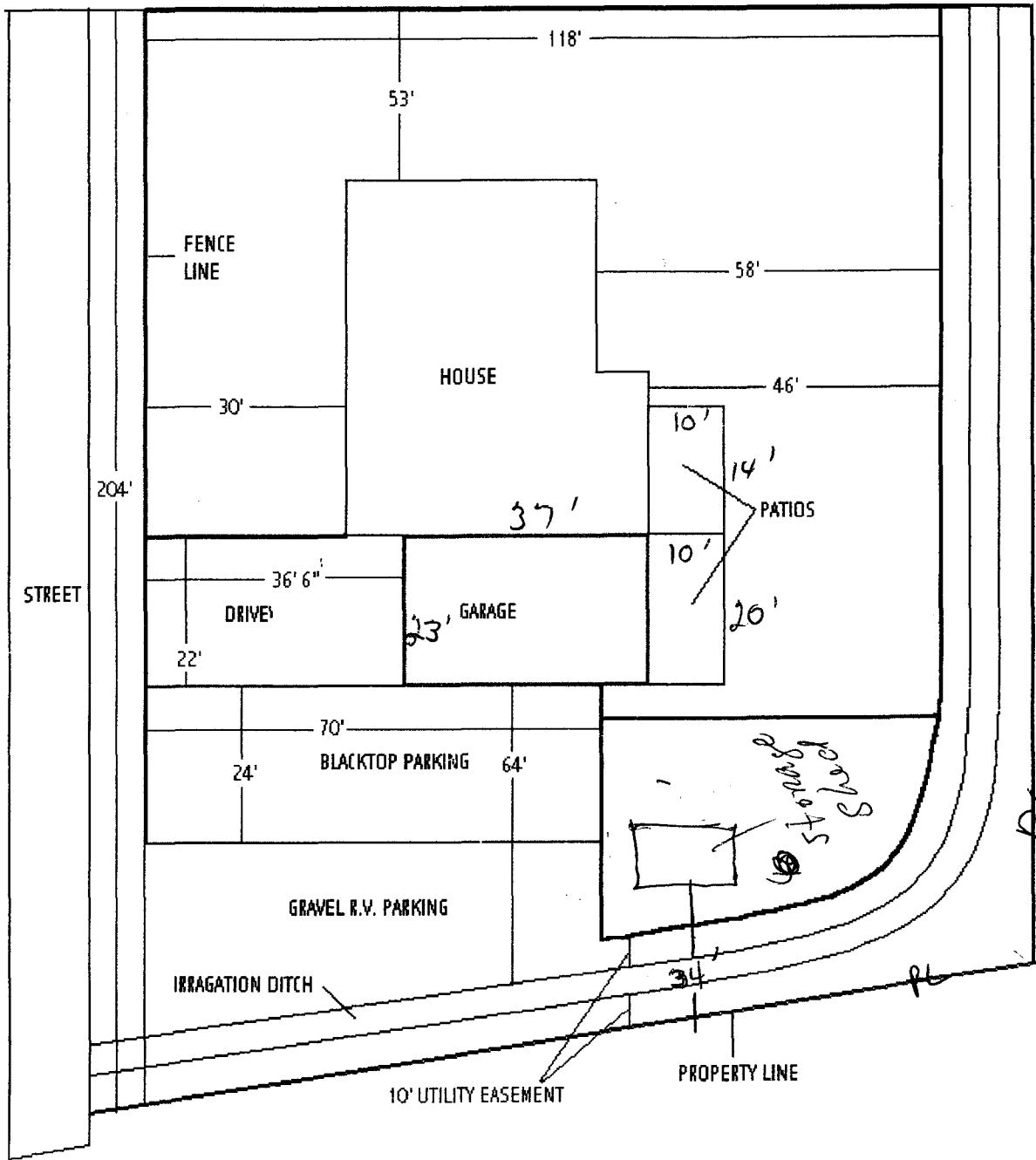
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Maslyk Date 11/19/2010  
 Planning Approval Lynia Reynolds Date 12/1/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. <u>Shed</u>
Utility Accounting <u>Robert Owen</u> Date <u>12-1-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal 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.