

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 104301

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 717 CENTAURI TAX SCHEDULE NO. 2701-354-23-006
 SUBDIVISION GALAXY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9604
 FILING BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MARY FRANCES McCHAMPLES NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 717 CENTAURI
 (1) TELEPHONE (970) 242-6625 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT BY OWNER USE OF EXISTING BLDGS of 1 chd
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE SAME detached 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 RSF-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 30' from PL
 Maximum Height 32' CENSUS 10 TRAFFIC 17 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Mary Frances McChamples Date March 11, 1998
 Department Approval Ante Costello Date 3.12.98

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

Utility Accounting Tracy Hape Date March 11, 1998

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

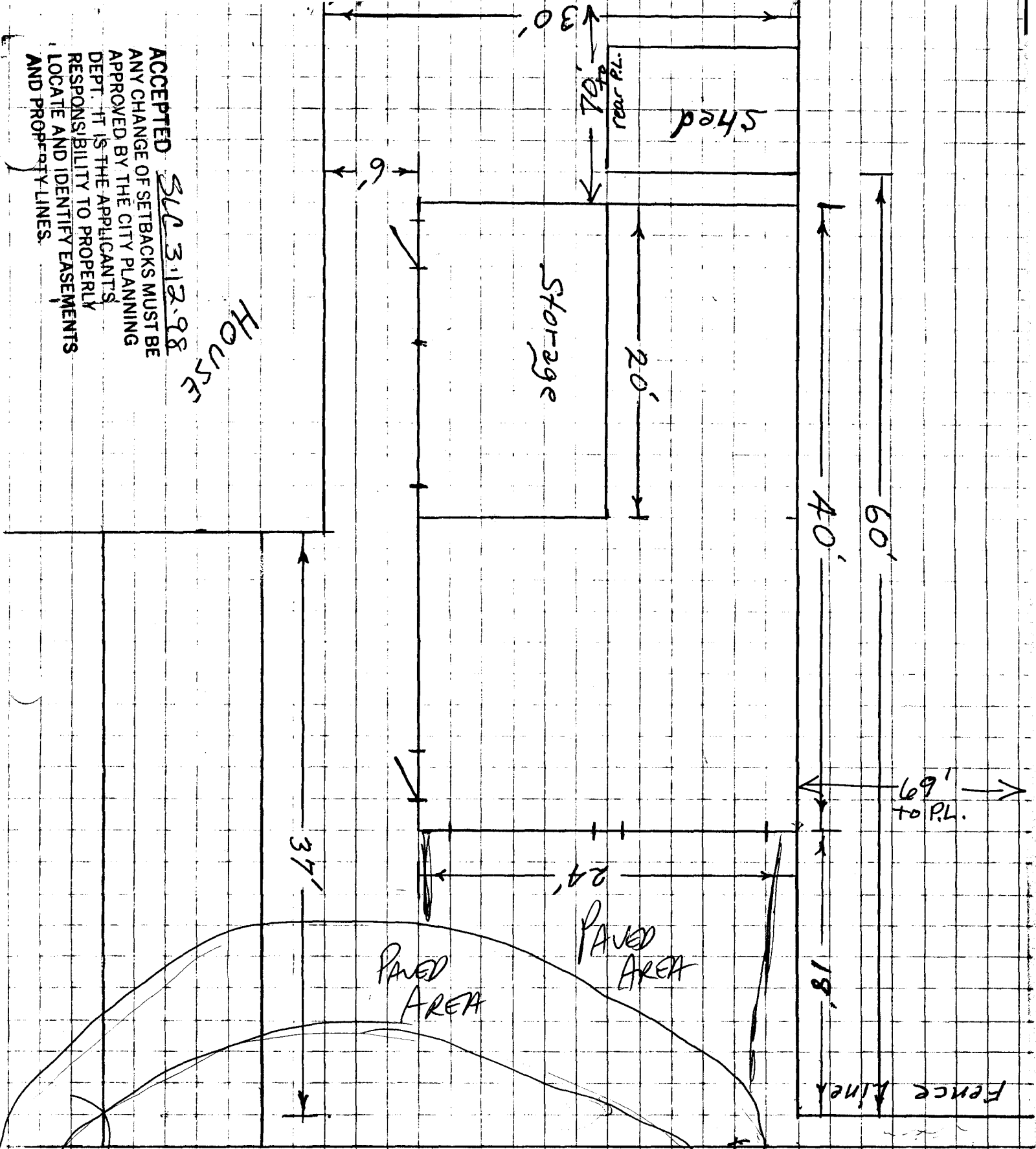
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLC 3.13.98
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.

HOUSE

Storage

shed



Circular Paved Drive
Location OK
J. Walker
3-13-99

Not all to scale

717 Centauri Dr.