

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. 71069

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

15204-9630

BLDG ADDRESS 761 Centauri Dr. TAX SCHEDULE NO. 2701-351-40-025
 SUBDIVISION Cambridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 580
 FILING BLK III LOT 6 SQ. FT. OF EXISTING BLDG(S) 2100
 (1) OWNER Dennis & Susana Lamb NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 761 Centauri Dr.
 (1) TELEPHONE 970-241-2458 or 241348 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: garage
 (2) 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 FR 2.24 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 10' from PL
 Maximum Height _____ CENSUS 110 TRAFFIC 11 ANN# _____

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 Dennis T. Lamb Date 6-21-99
 Department Approval [Signature] Date 7-21-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 7/2/99

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)

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 761 Cambourne Dr. TAX SCHEDULE NO. 2701-351-40-025
SUBDIVISION Cambridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 880
FILING BLK 111 LOT 6 SQ. FT. OF EXISTING BLDG(S) 2100
(1) OWNER Dennis & Susan Lamb NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 761 Cambourne Dr.
(1) TELEPHONE 970-241-2488 or 245-3700 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT _____ USE OF EXISTING BLDGS _____
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: garage
(2) 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 PR 2.24 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 10' from PL
Maximum Height _____ CENSUS 16 TRAFFIC 17 ANNEX# _____

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 Dennis G. Lamb Date 6-21-99
Department Approval Patricia Parikh Date 6-21-99

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

Utility Accounting _____ Date _____

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)

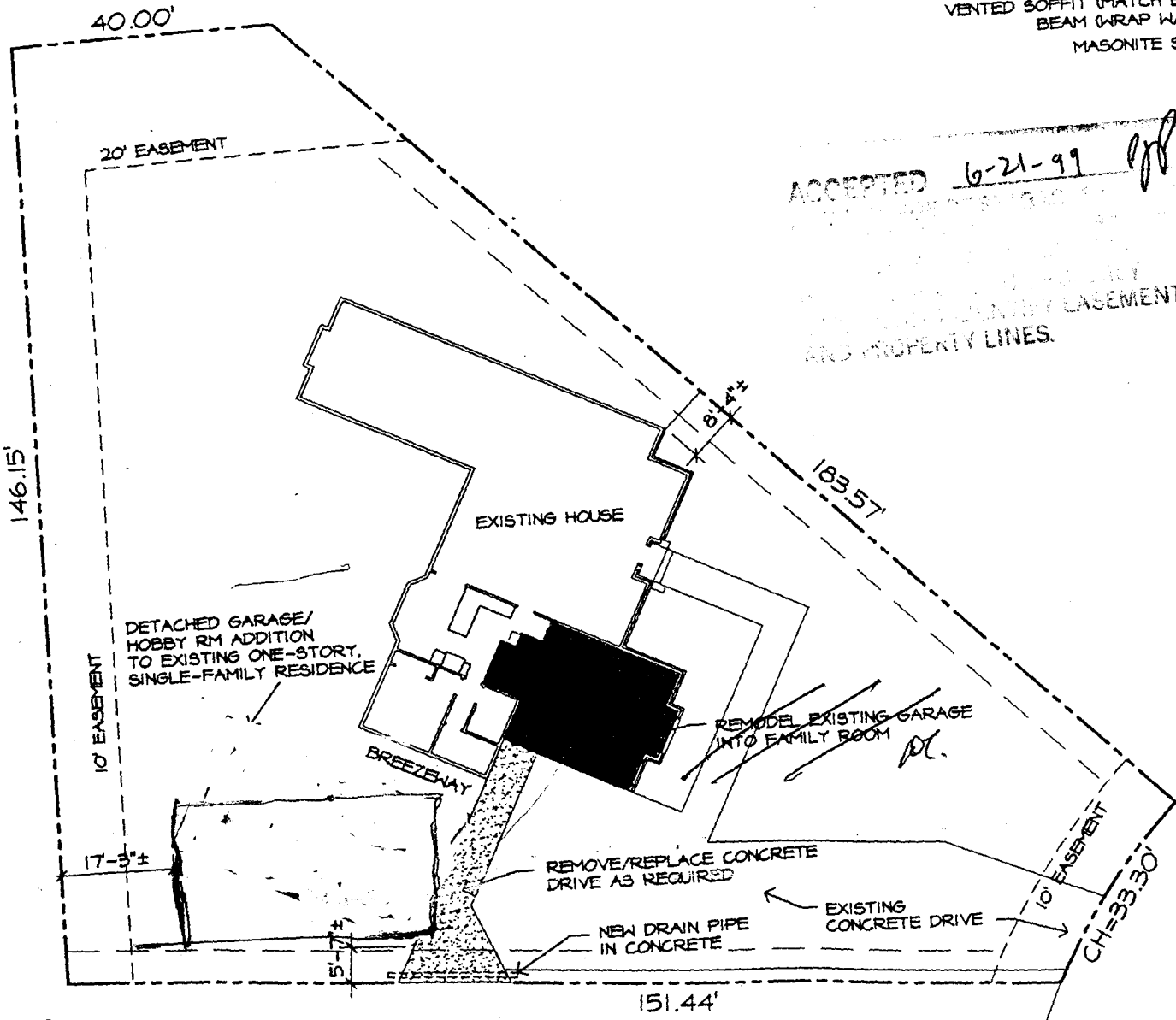
761 Centauri

VENTED SOFFIT (MATCH EXIST)-
BEAM (WRAP W/WOOD)
MASONITE SOFFIT

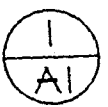
ACCEPTED

6-21-99

THIS PLAN IS SUBJECT TO ALL CITY
AND COUNTY EASEMENTS
AND PROPERTY LINES.



CH=33.30'



SITE PLAN

1" = 20'-0"

LEGAL DESCRIPTION

LOT 6, BLOCK ONE, CAMBRIDGE SUBDIVISION, PHASE III
MESA COUNTY, COLORADO

CENTAURI DRIVE