

Single fam. Add.

| | |
|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74485



Your Bridge to a Better Community

BLDG ADDRESS 742 Centauri Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 534

TAX SCHEDULE NO. 2701-354-33-003 SQ. FT. OF EXISTING BLDGS 3262

SUBDIVISION Green Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 3796

FILING — BLK 3 LOT L NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Frank Gallik NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 742 Centauri Drive USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 256-1596 DESCRIPTION OF WORK & INTENDED USE Deck

(2) APPLICANT Brad Markin TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 611 Peony Drive

(2) TELEPHONE 263-9755

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 30' from property line (PL) Permanent Foundation Required: YES NO
 or 45' from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 17 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).

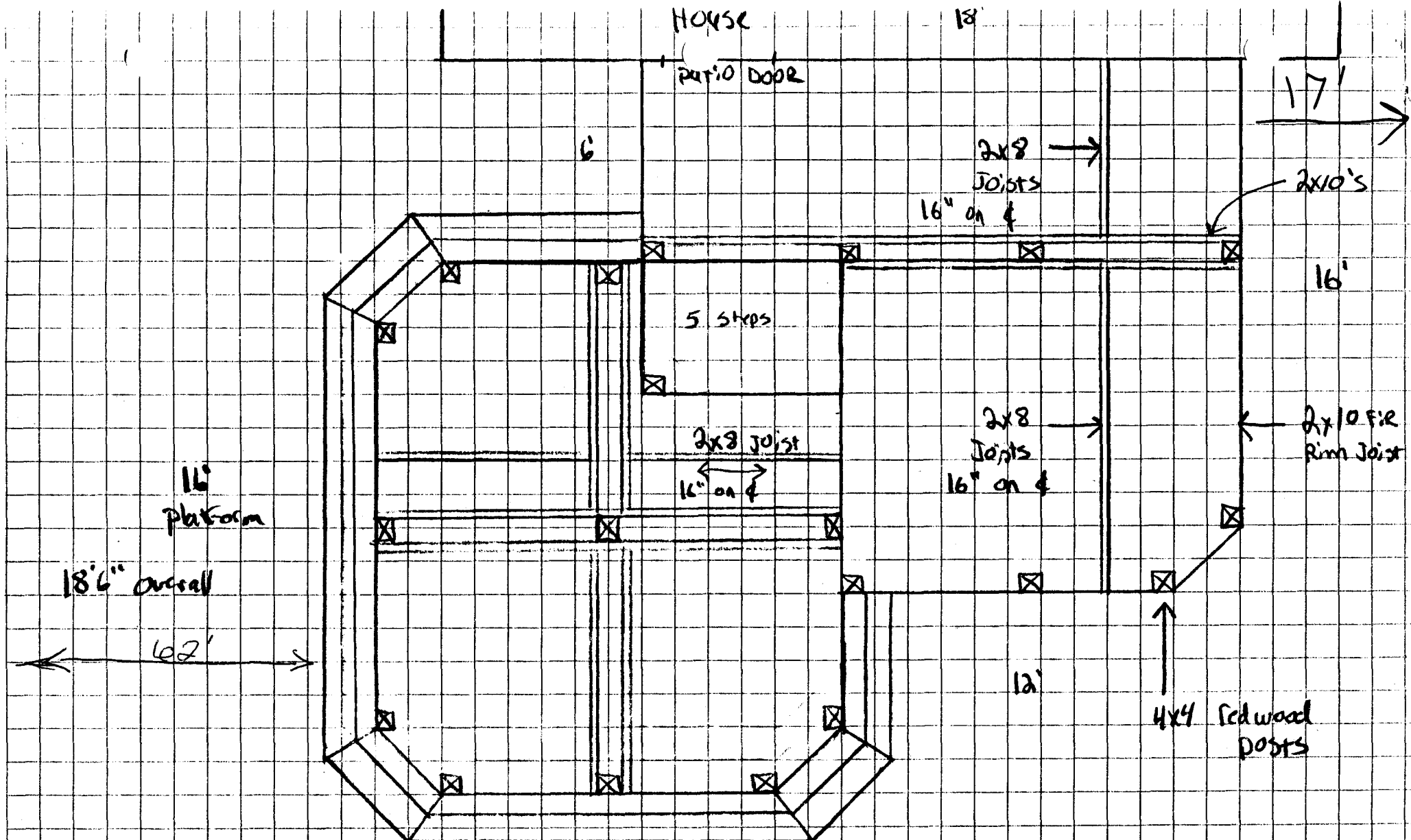
Applicant Signature Brad Markin Date 3-28-00

Department Approval Antonia Costello Date 3-28-00

| | | | |
|--|---------------------|-------------------------------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="radio"/> NO | W/O No. |
| Utility Accounting <u>Adams</u> | Date <u>3-28-00</u> | | |

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 3/28/00
 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.

All Decking 2x6 Redwood
 Upper Deck 228 Sq. Ft.
 Lower Deck 306 Sq. Ft.
 Total Sq. Ft. 534