

FEE \$	10-
TCP \$	500-
SIF \$	292-

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

BLDG PERMIT NO. 816565



Your Bridge to a Better Community

BLDG ADDRESS 727 CENTAURI CT.

SQ. FT. OF PROPOSED BLDGS/ADDITION 3456

\*TAX SCHEDULE NO. 2701 354 00058

SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION WINDEMERE HEIGHTS

TOTAL SQ. FT. OF EXISTING & PROPOSED 3456

FILING 1 BLK 2 LOT 8

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 House 2727  
 Garage 729

(1) OWNER STEVEN R. KISSNER JR

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 407 WOOD DUCK DRIVE 81504

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 970-523-4478-434-2400

DESCRIPTION OF WORK & INTENDED USE NEW CONST

(2) APPLICANT Thomasville Builders

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 60175

(2) TELEPHONE 970-986-0737

**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 30%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 10 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 \_\_\_\_\_

Date 9-4-02

Department Approval PB Gayle Henderson

Date 9-5-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15408</u>
Utility Accounting <u>Tracy Stipe</u>	Date <u>10/21/02</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)

OK  
LL  
9/4/02

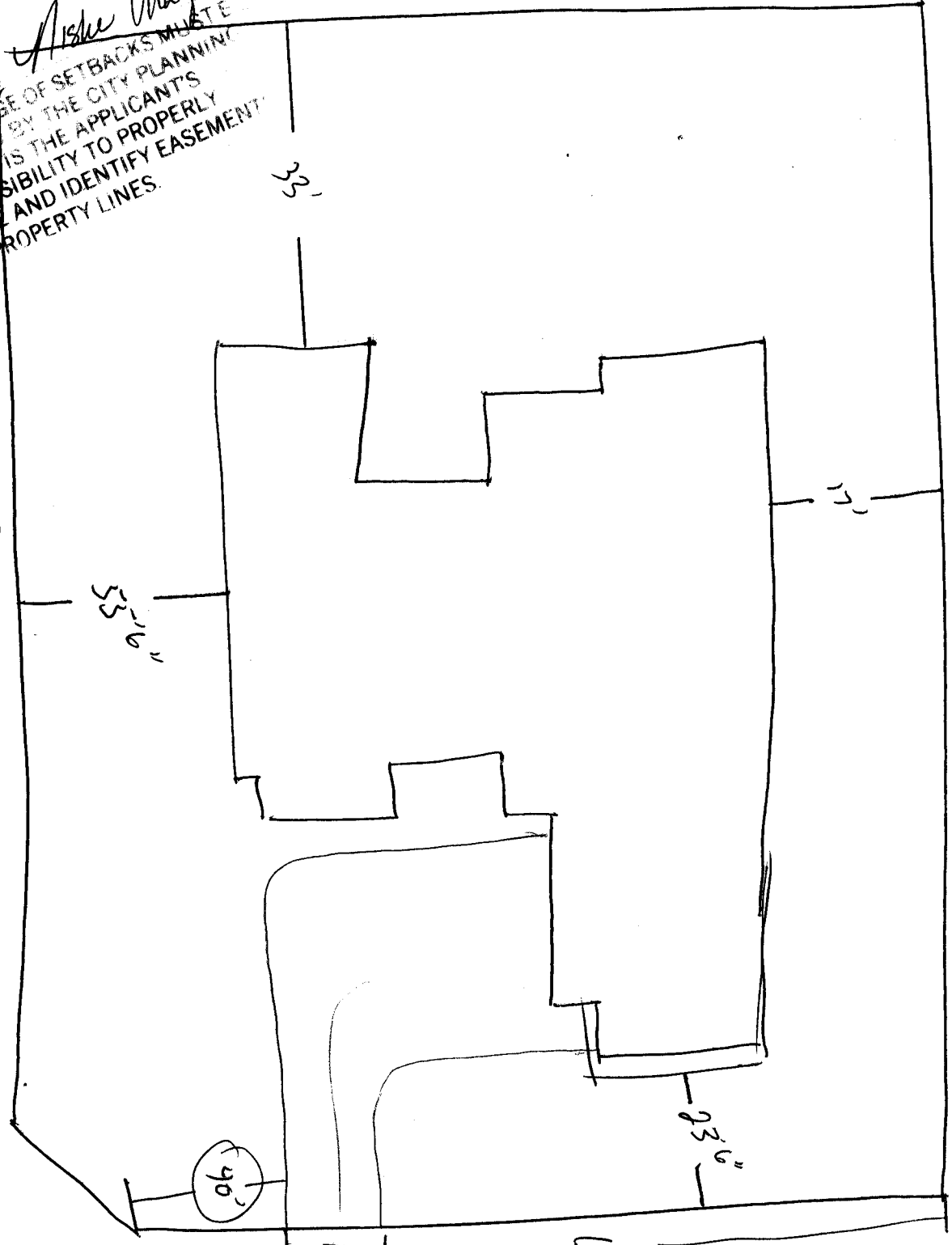
Ashe Magee 10/21/02

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

727 Centauri Ct.

Front

Beta Place



Street side  
Centauri Ct