

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 87481



Your Bridge to a Better Community

BLDG ADDRESS 729 Centuri Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2733 / 998  
2701-354-66-009 TAX SCHEDULE NO. 271-01-354-00-058 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2733 / 998

FILING 1 BLK 9 LOT 32 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Stremel Homes LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 234-5493 USE OF EXISTING BUILDINGS single Fam Res

(1) TELEPHONE 816 Elberta Ave DESCRIPTION OF WORK & INTENDED USE Single Fam Res  
Polisade

(2) APPLICANT same TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)

(2) ADDRESS \_\_\_\_\_  Manufactured Home (HUD)

(2) TELEPHONE \_\_\_\_\_  Other (please specify) \_\_\_\_\_

**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) Permanent Foundation Required YES NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt 2 ALL 18' min

Maximum Height 35' Special Conditions TB

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 [Signature] Date 12-11-02

Department Approval NA [Signature] Date 12/19/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15576</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/19/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

