

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 730 Centauri Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3120

TAX SCHEDULE NO. 271-01-354-00-058 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3120

FILING 1 BLK 3 LOT 3 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 816 ELBERTA AVE USE OF EXISTING BUILDINGS Single Fam Res

(1) TELEPHONE 234-5493, 464-6422 DESCRIPTION OF WORK & INTENDED USE New Const

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

(2) ADDRESS _____

(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 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

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 [Signature] Date 8-6-02

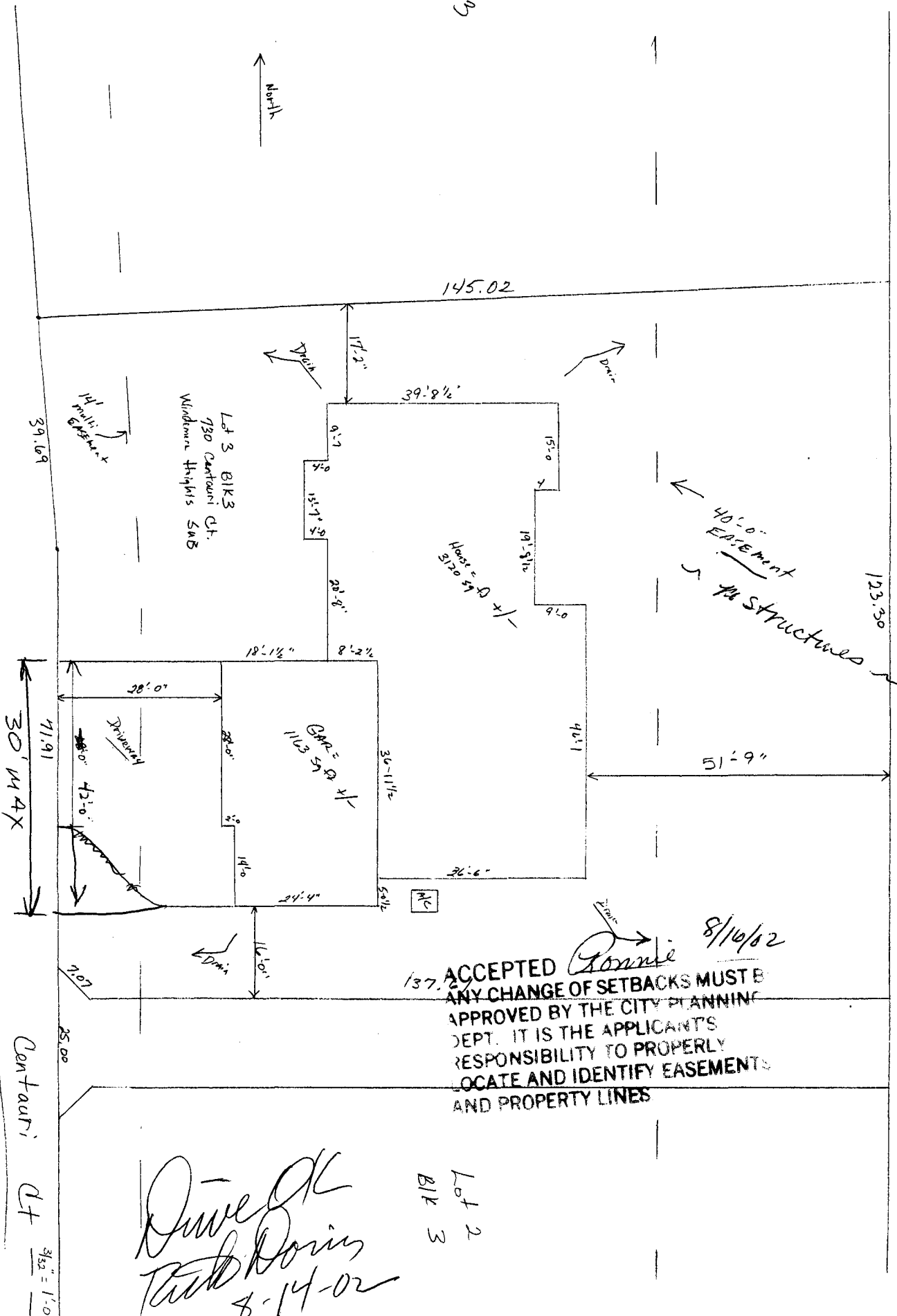
Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15213</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/14/02</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)

Lot 4
Blk 3



North

145.02

39.69

14' multi-easement

Lot 3 Blk 3
730 Cantauri Ct.
Windward Heights SWS

39'-8 1/2"

40'-0" EASEMENT
for Structures

123.30

House = 0 +/-
2130

30' W 4X

71.91

28'-0"

18'-1 1/2"

8'-2 1/2"

Driveway

42'-0"

Garage = 0 +/-
1103 SWS

30'-11 1/2"

51'-9"

20'-6"

NC

14'-0"

14'-0"

14'-0"

14'-0"

14'-0"

14'-0"

137.2

ACCEPTED *Ronnie* 8/10/02
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

Cantauri Ct

3/32" = 1'-0"

Done OK
Todd Davis
8-14-02

Lot 2
Blk 3