

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 85978



Your Bridge to a Better Community

a

BLDG ADDRESS 736 Centauri Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3696

TAX SCHEDULE NO. 2701-354-00-058 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION WINDEMERE Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3696

FILING _____ BLK 3 LOT 6

(1) OWNER Edward Quigley NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) ADDRESS 736 Centauri Ct. NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) TELEPHONE 970-263-0877 USE OF EXISTING BUILDINGS HOME

(2) APPLICANT 491 McMULLIN DR. DESCRIPTION OF WORK & INTENDED USE BUILD

(2) ADDRESS Cell 250-2633 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 970-263-0877

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 Edward Quigley Date _____

Department Approval [Signature] Date 8/22/02

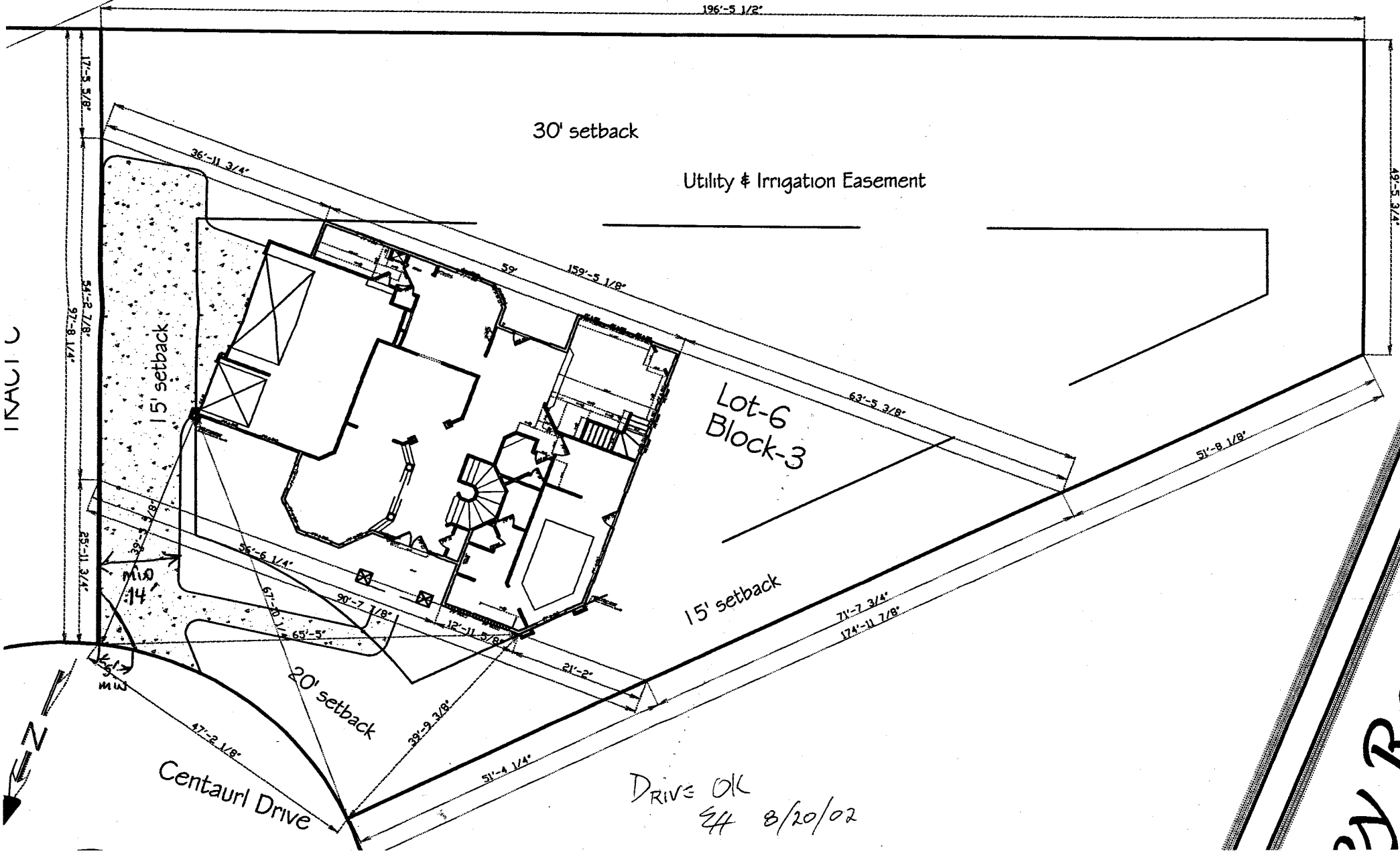
Additional water and/or sewer tap fee(s) are required:	YES _____	NO _____	W/O No. <u>15226</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/22/02</u>

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)

ACCEPTED *C. J. Gibson*
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

736 Centauri Ct. Lot 6, BLK 3
Windemere Heights Sub.



DRIVE OK
EH 8/20/02

BY R