

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 753 Centauri Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 192

TAX SCHEDULE NO. 2701-351-40-021 SQ. FT. OF EXISTING BLDGS ~ 2650

SUBDIVISION Cambridge TOTAL SQ. FT. OF EXISTING & PROPOSED ~ 2742

FILING _____ BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction

(1) OWNER Caldwell, David; Kellie NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 2 this Construction

(1) ADDRESS 753 Centauri Drive USE OF EXISTING BUILDINGS Sheds

(1) TELEPHONE 241-4072 DESCRIPTION OF WORK & INTENDED USE TO shed

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

(2) ADDRESS Same

(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 PD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

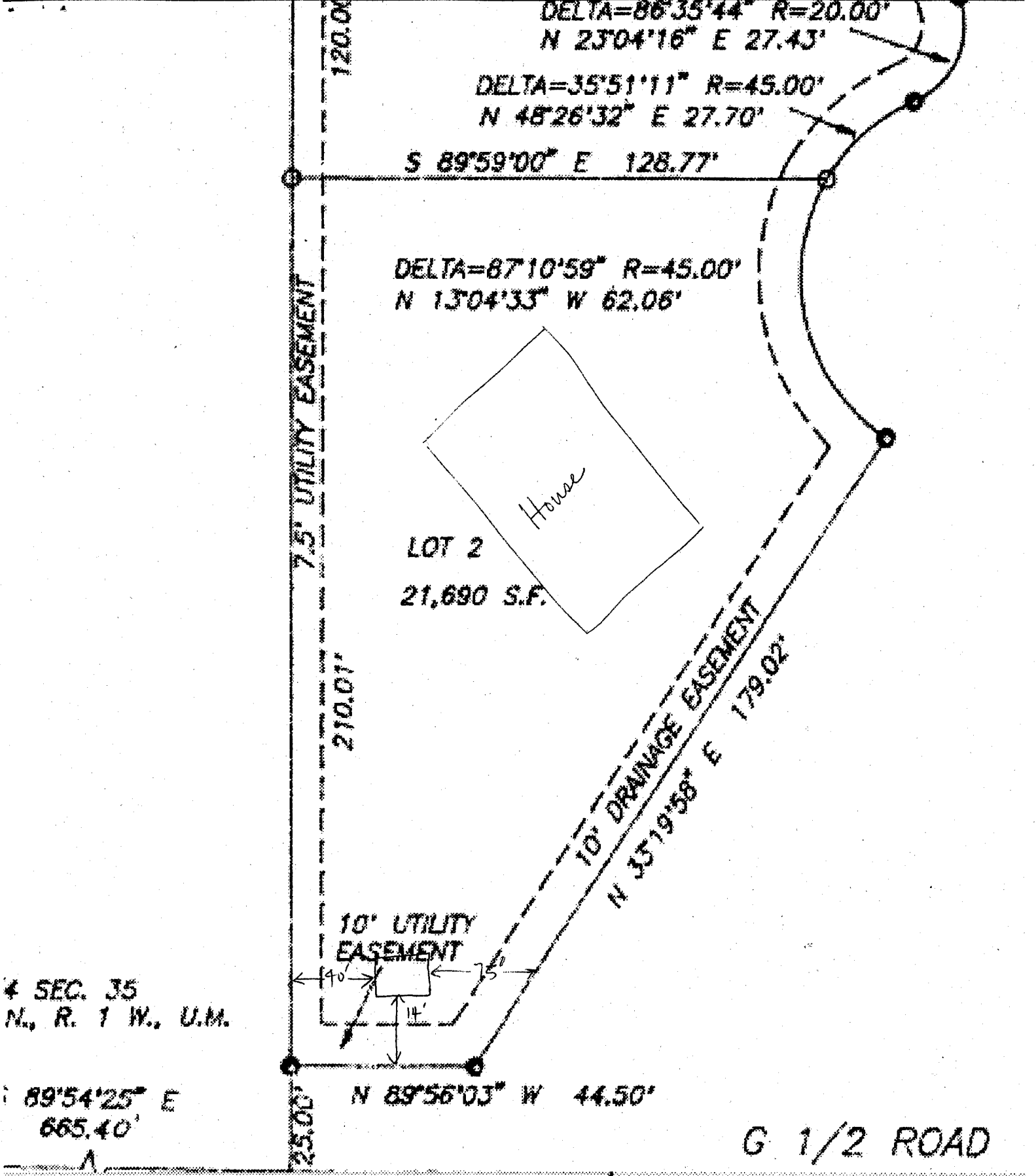
Applicant Signature Kellie R. Caldwell Date 03/26/02

Department Approval Gayles Henderson Date 3-26-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>M. Bensley</u>	Date	<u>3/26/02</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)



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Novell ... NETSe... GIS Sit... Impact ... Micros... 00058...