

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 732 Centauri Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3031
 TAX SCHEDULE NO. 2701-354-67-004 SQ. FT. OF EXISTING BLDGS GARAGE = 1002
 SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 3 LOT 4 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 Palisade Co USE OF EXISTING BUILDINGS Single Fam
 (1) TELEPHONE 201-6444 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ 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
 Maximum Height 35' Special Conditions _____
 CENSUS B TRAFFIC _____ 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).

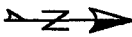
Applicant Signature _____ Date 10-29-03
 Department Approval [Signature] Date 11-6-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16715</u>
Utility Accounting	<u>smaller</u>	Date	<u>11/6/03</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)

SITE PLAN



Centerline of Pt

25'-0"

15'-0"

OK
10/29/03

734
Centerline

11'-1"

29'-0"

Driveway

34'-4"

48'-7 1/2"

25'-5"

3'-8"

15'-8"

1002 sq ft +/-

8"

14'-4"

8"

4"

20'-3 1/2"

2'-0"

3031 sq ft +/-

40' SWIM EASEMENT

3'-8"

Centerline of Pt
732

22'-4 1/2"

21'-1 1/2"

14'-7"

14'-0"

6'-0"

15' IRRIGATION & DRAINAGE EASEMENT

44'-2 1/2"

15' IRRIGATION & DRAINAGE EASEMENT

ACCEPTED *Wade Ragan* 11-6-03
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.

53'-0"

25'-2 1/2"