

18140

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

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

BLDG PERMIT NO. 87745



Your Bridge to a Better Community

BLDG ADDRESS 733 Centauri SQ. FT. OF PROPOSED BLDGS/ADDITION 2409  
 TAX SCHEDULE NO. 2701 354 ~~00058~~ SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2409  
 FILING 1 BLK 11 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Kiva Development NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 1235 Ouray Ct USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE 970 234 4000 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ 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 20/25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15/3 from PL, Rear 30/5 from PL Parking Req'mt 2  
 Maximum Height 35' 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 [Signature] Date \_\_\_\_\_  
 Department Approval C. Payne Johnson Date 1/28/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>157de1</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/28/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

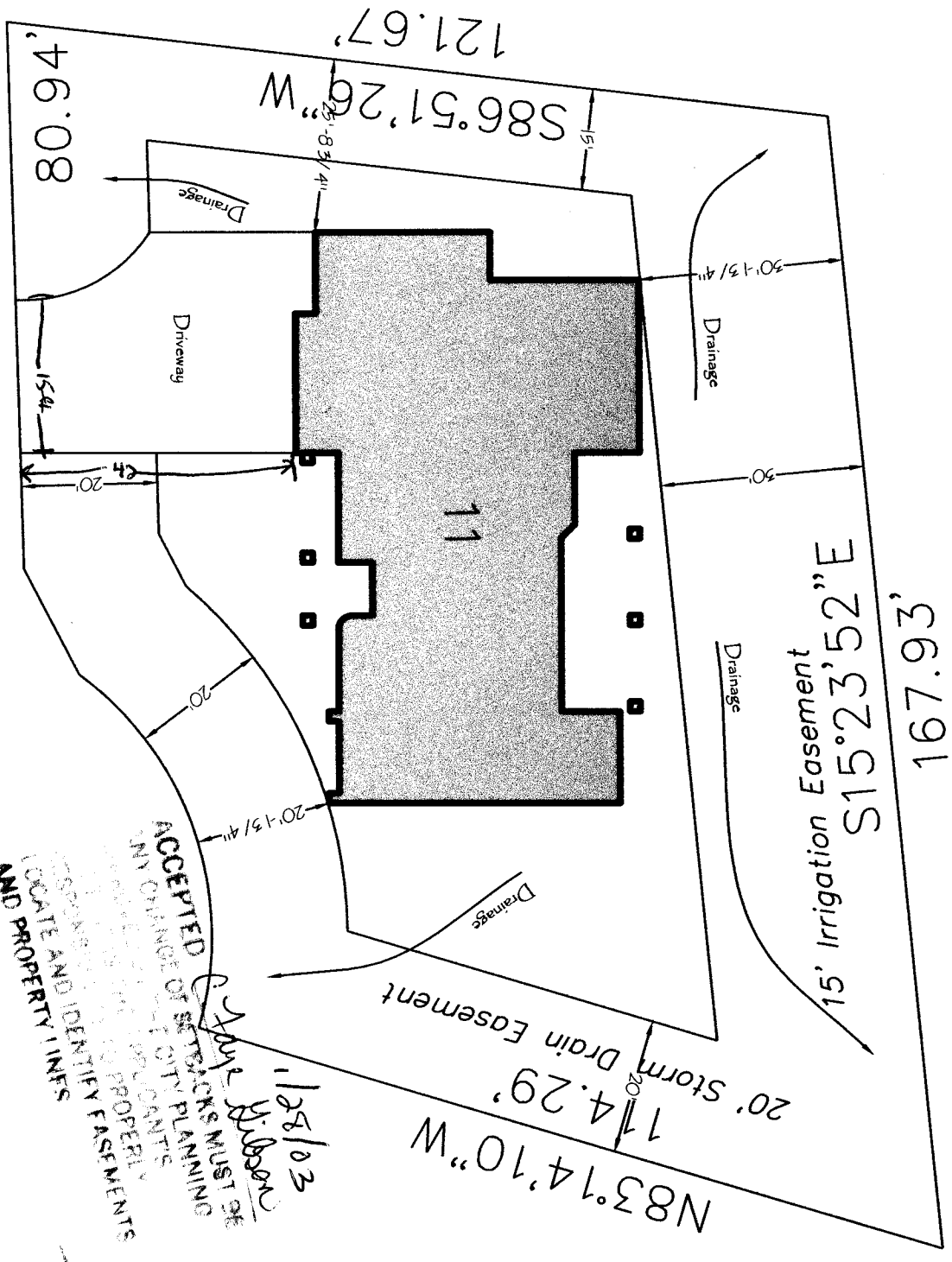
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Centauri

Site and Drainage Plan

ACCEPTED SETBACKS MUST BE  
LOCATED AND IDENTIFIED  
AND PROPERTY LINES

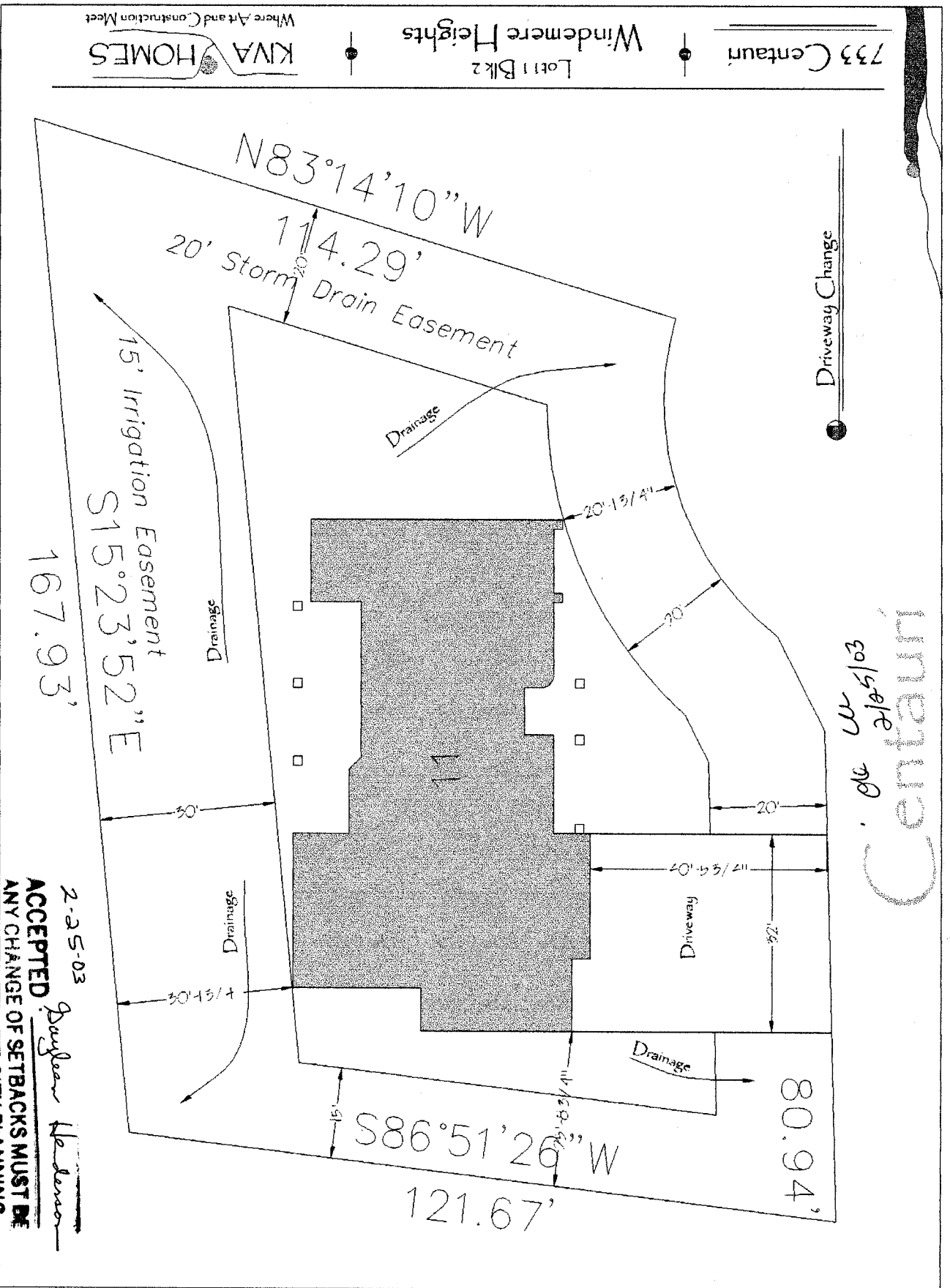
July Wilson  
1/28/03  
all  
1/20/03



733 Centauri

Lot 11 Blk 2  
Windemere Heights

KIVA HOMES  
Where Art and Construction Meet



Centauri  
2015/01/02  
m

2-2-5-03

*Douglas Henderson*

**ACCEPTED**  
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.