

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 734 Centauri SQ. FT. OF PROPOSED BLDGS/ADDITION 2750
 TAX SCHEDULE NO. 2701-354-67-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2750
 FILING 1 BLK 3 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Kiva Development LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1235 Quary Ave USE OF EXISTING BUILDINGS _____
As of 81501
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT 970 234 8070 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 3070
 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 _____ 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).

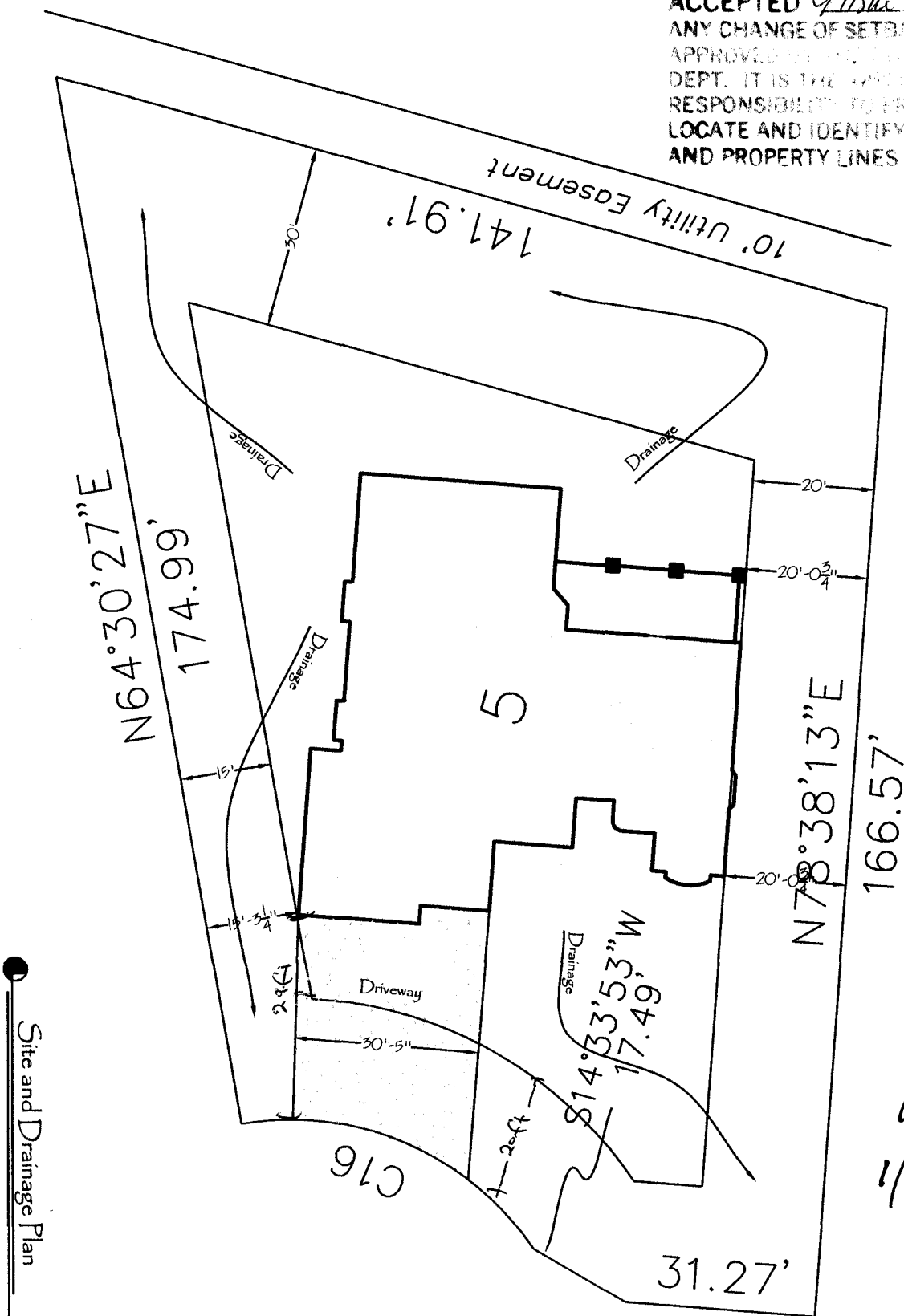
Applicant Signature [Signature] Date 1/10/03
 Department Approval [Signature] Date 1/10/03

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

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)

ACCEPTED *Alaska* *1/14/03*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



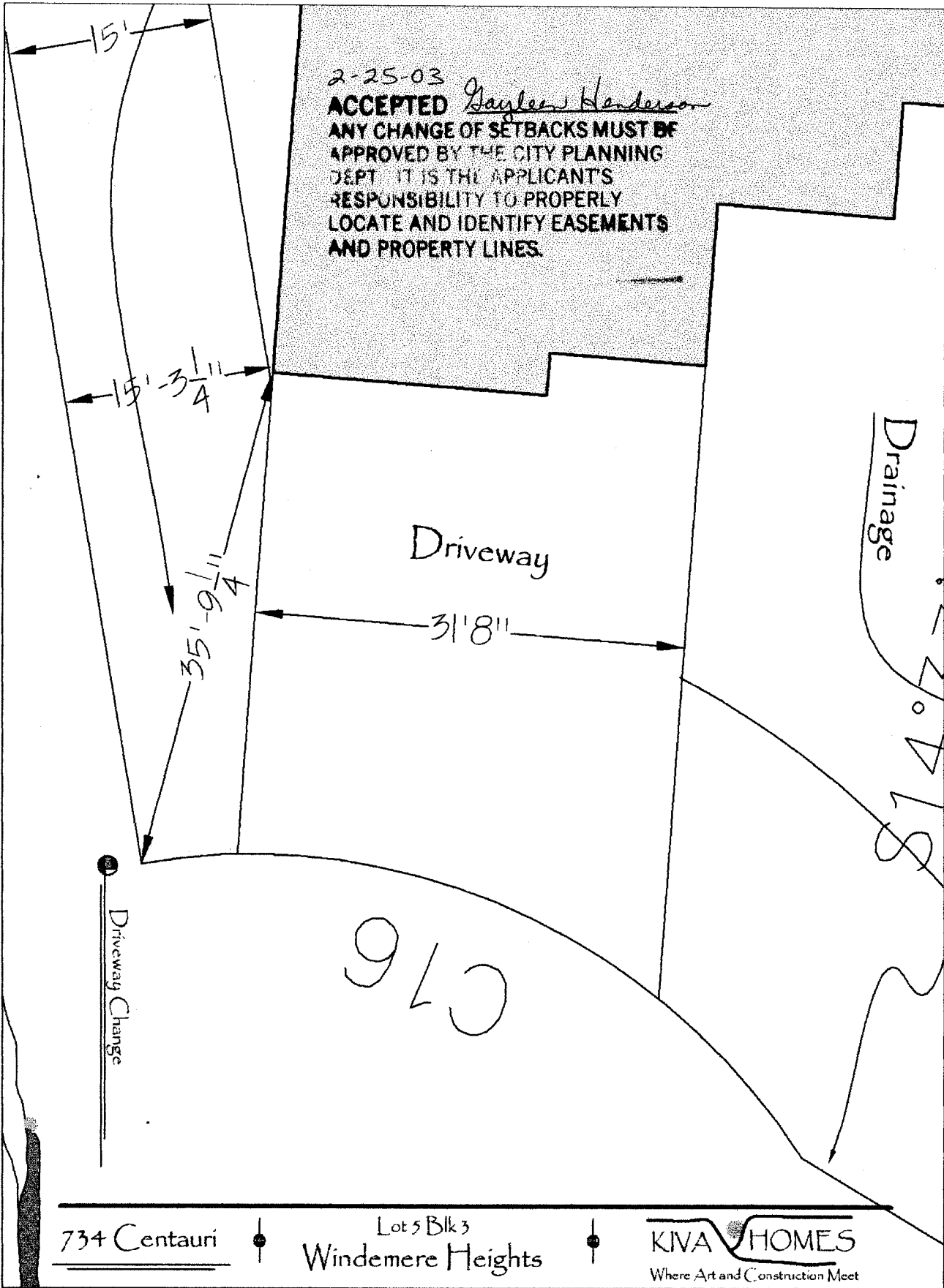
Site and Drainage Plan

see
1/9/03

734 Centauri

Lot 5 Blk 3
 Windemere Heights

KIVA HOMES
 Where Art and Construction Meet



etc
cc
 2/25/03