

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 89461



Your Bridge to a Better Community

15012-9493 ②

BLDG ADDRESS 739 CENTAURI DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1408

TAX SCHEDULE NO. 2701-354-32-012 SQ. FT. OF EXISTING BLDGS 2272

SUBDIVISION GREEN MEADOWS ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 3424

FILING _____ BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER ROBERT L. + TERRY L. SCHLAUGER NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 739 CENTAURI DR USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 970-245-5812 DESCRIPTION OF WORK & INTENDED USE RESIDENTIAL

(2) APPLICANT ROBERT L. SCHLAUGER TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) DETACHED GARAGE

(2) ADDRESS 739 CENTAURI DR.

(2) TELEPHONE 970-245-5812

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)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

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 Robert L. Schlauget Date 5/2/03

Department Approval Mishu Magon Date 5/2/03

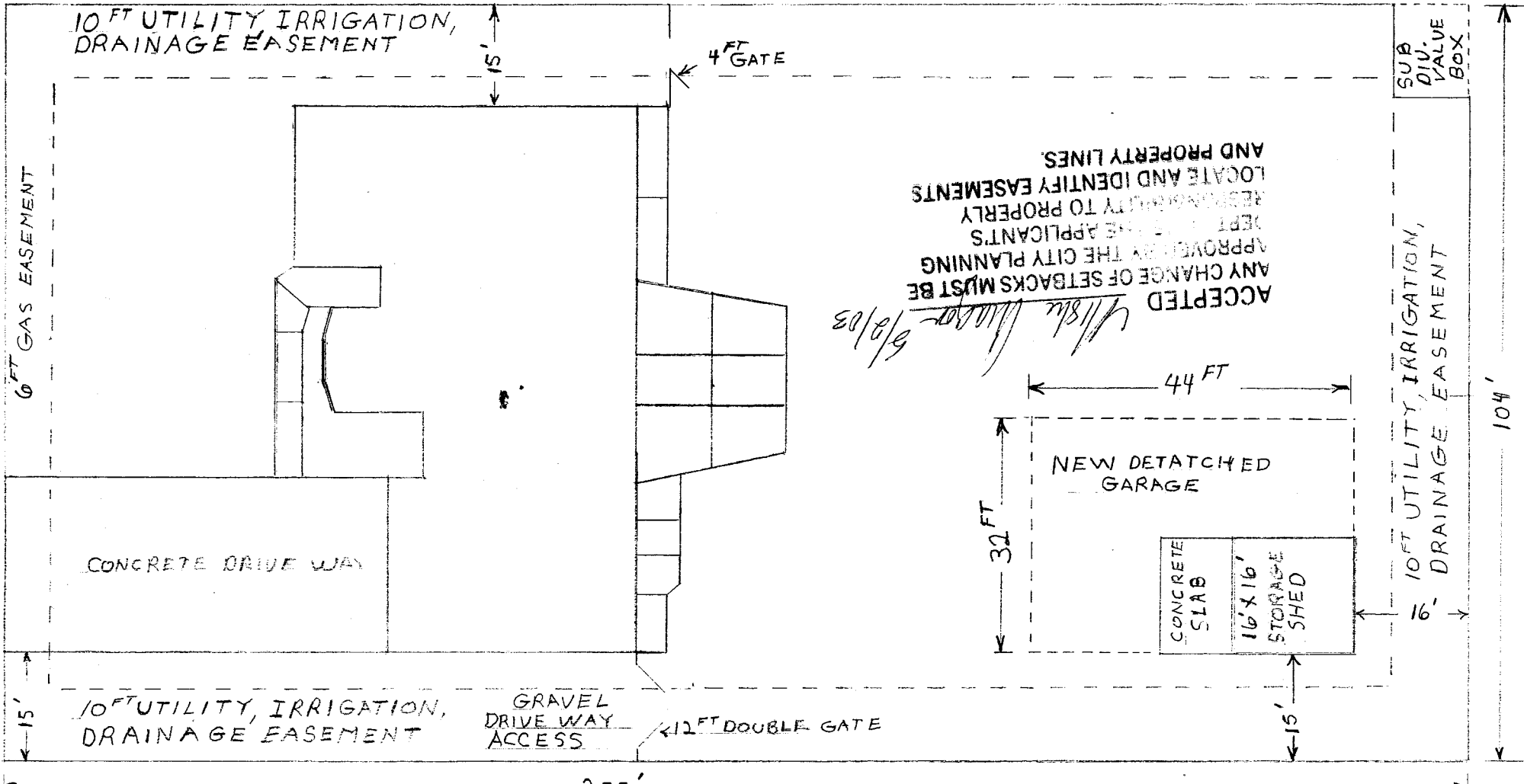
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>ASurawick</u>	Date <u>5-1-03</u>		

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 DRIVE

STREET



ACCEPTED
Michelle Moore 6/2/03
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

EXISTING 16' X 16' STORAGE SHED & SLAB TO BE REMOVED AND REPLACED BY A 32' X 44' DETACHED GARAGE

739 CENTAURI DRIVE
 ROBERT L. & TERRY L. SCHLAUGER
 LOT 12 BLOCK 2 LOT SIZE 104' x 200'
 GREEN MEADOWS ESTATES
 DETACHED GARAGE
 DATE - MAY - 2 - 2003

