

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 726 Cortain Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2159  
 TAX SCHEDULE NO. 2701-354-67-001 SQ. FT. OF EXISTING BLDGS BAR. 993  
 SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2159 / 993  
 FILING 1 BLK 3 LOT 1 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 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' 25' easement from PL, Rear 30' 40' easement from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS B 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 \_\_\_\_\_ Date 1-9-03  
 Department Approval J.H. Gaylen Henderson Date 1-14-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6957</u>
Utility Accounting	_____		Date <u>1-14-04</u>

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

1-14-04 Gayleen Henderson

ACCEPTED

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.

128 Cent  
142'-9 1/2"

119'-0"

15' IRRIGATION & DRAINAGE EASEMENT

GVMA EASEMENT

15' IRRIGATION & DRAINAGE EASEMENT

40'-0"

65'-7"

56'-5"  
52'-5"

59'-0"

20' SET BACK

17' GVMA EASEMENT

142'-11 1/2"

15' SET BACK

2159

993 sq ft.

26'-0"

30'-0"

13'-0"

20' SET BACK

14' MULTIPURPOSE EASEMENT

26'-0 1/2"

~~driveway~~

34+0/575  
30'-0"

12'-0"

119'-0"

726 CENTAURI COURT  
LOT 1, BLK 3  
WINDEMERE HEIGHTS  
SUBDIVISION

CENTAURI COURT

this driveway  
old  
CU  
1/19/02

SITE PLAN

5'-0"