

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 728 Centauri Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION House 3233
Gar - 917

TAX SCHEDULE NO. 2701-354-67-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Windmere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Steenel Homes LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 816 Elberta Ave, Palisade USE OF EXISTING BUILDINGS Single Fam Res

(1) TELEPHONE 201-6444 DESCRIPTION OF WORK & INTENDED USE New Const.

(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' from property line (PL) Permanent Foundation Required: YES X 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 _____ 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).

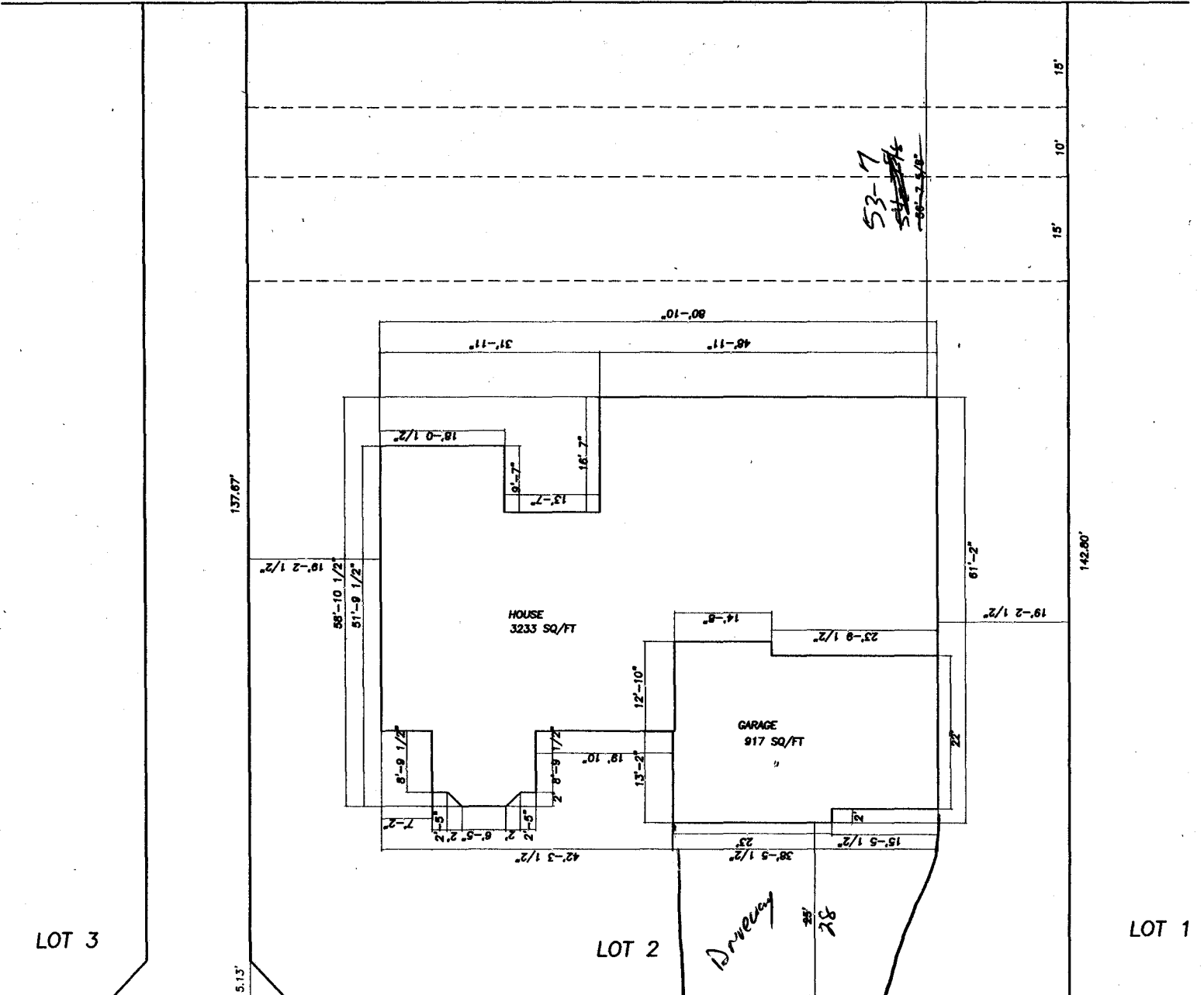
Applicant Signature [Signature] Date 6-22-04

Department Approval NA [Signature] Date 6/29/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17388</u>
Utility Accounting <u>Kate [Signature]</u>	Date <u>6/29/04</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)



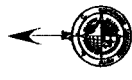
53-7
~~54-7~~
88'-2 1/2"

LOT 3

LOT 2

LOT 1

Driveway
30' MAX



728 CENTAURI
 LOT 2, BLOCK 3
 WINDEMERE HEIGHTS
 SUBDIVISION

ACCEPTED *C. Celozay*
L. H. Hall
 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.

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 6/22/04