

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

83452-43171 @

BLDG ADDRESS 733 Centauri Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 16'x32' Pool

TAX SCHEDULE NO. 2701-354-66-011 SQ. FT. OF EXISTING BLDGS _____

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

FILING N/A BLK 3 LOT 11 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Vicky + Dan Thurlow NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 733 Centauri Ct. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 261 - 0089 DESCRIPTION OF WORK & INTENDED USE Pool

(2) APPLICANT Quality Pools TYPE OF HOME PROPOSED: Inground
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 616 N. 1st.

(2) TELEPHONE 241-8412

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 _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 7 1/2' from PL, Rear 0' from PL Parking Req'mt _____

Maximum Height _____ 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).

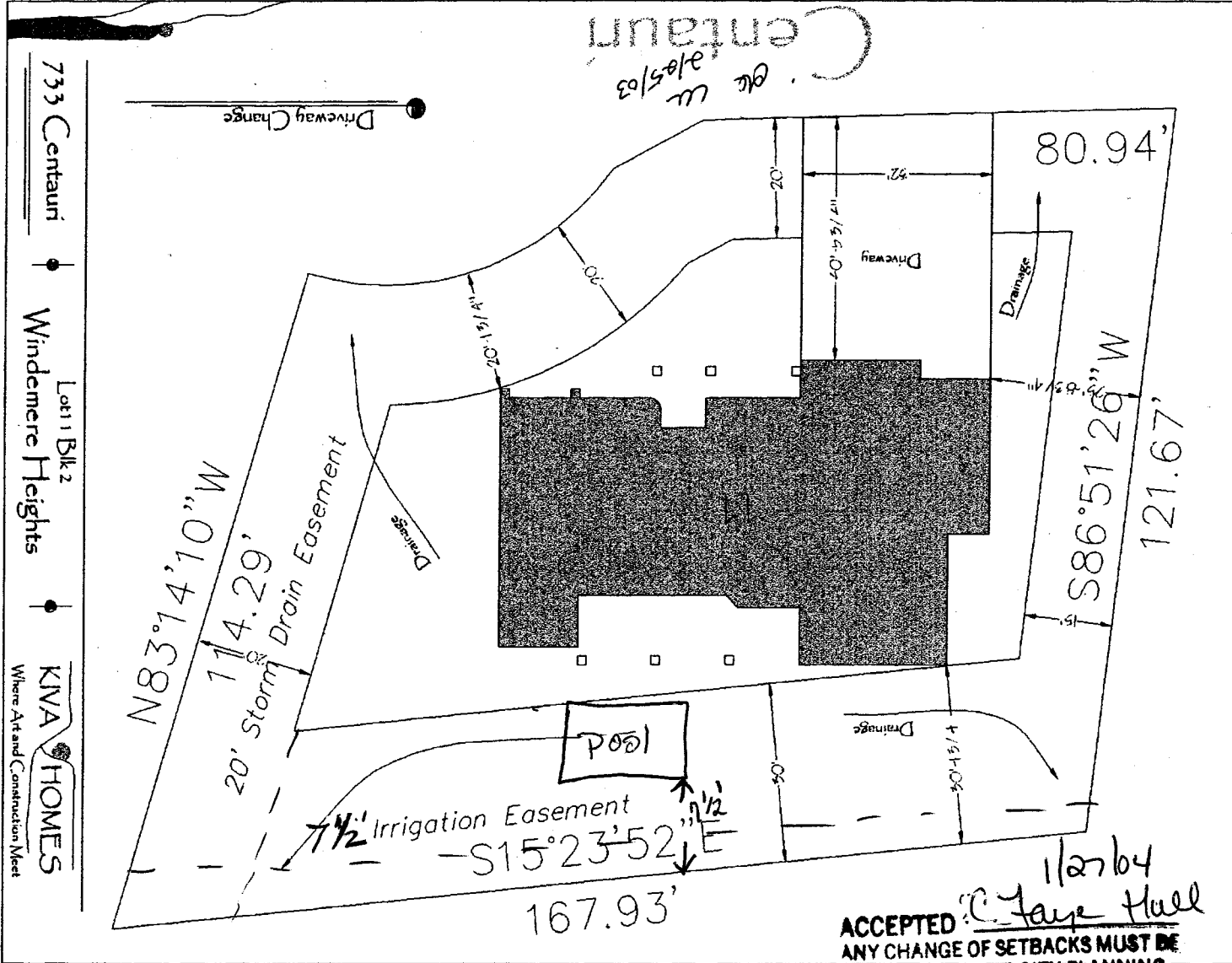
Applicant Signature David Conditto Date 1-27-04

Department Approval Jay Hall Date 1/27/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>Pool</u>
Utility Accounting	<u>Dotte Krower</u>		Date <u>1-27-04</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)



733 Centauri
 Lot 1 Blk 2
 Windemere Heights
 KIVA HOMES
 Where A Stand Construction Meet

ACCEPTED: *C. Jaye Hull* 1/27/04
 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.