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| FEE \$ |
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

15014-9495

Building Address 740 Centauri  
 Parcel No. 2701-354-33-002  
 Subdivision Green Meadows Estate  
 Filing \_\_\_\_\_ Block 3 Lot 2

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2,000+ Sq. Ft. Proposed stays the same  
 Sq. Ft. of Lot / Parcel 20,000+  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Dennis & Kathy Wagner  
 Address 740 Centauri Dr.  
 City / State / Zip Grand Jct - CO

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Kitchen cabinets, wood flooring & 2 gas fp. inserts

**APPLICANT INFORMATION:**

Name Sun King  
 Address P.O. Box 3299  
 City / State / Zip Grand Jct. CO 81502  
 Telephone 245-9153

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 <u>RSF-2</u>                                      | Maximum coverage of lot by structures <u>30%</u>          |
| SETBACKS: Front <u>20'/25'</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____         |
| Side <u>15'/3'</u> from PL Rear <u>30'/5'</u> from PL  | Parking Requirement _____                                 |
| Maximum Height of Structure(s) <u>35'</u>              | Special Conditions _____                                  |
| Voting District _____                                  | Driveway Location Approval _____<br>(Engineer's Initials) |

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 Cody Metz Date 10/25/04  
 Department Approval Sayleen Henderson Date 10-25-04

|  |                      |  |         |
|--|----------------------|--|---------|
| 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 <u>10/25/04</u> |  |         |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

