

|        |        |
|--------|--------|
| FEE \$ | 10,000 |
| TCP \$ |        |
| SIF \$ |        |

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 753 Centauri DR  
 Parcel No. 2701-351-40-021  
 Subdivision Cambridge Sub  
 Filing \_\_\_\_\_ Block 1 Lot 2

No. of Existing Bldgs 2 No. of Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 3749 Sq. Ft. Proposed 200  
 Sq. Ft. of Lot / Parcel 23,086  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Steve Moe  
 Address 753 Centauri DR  
 City / State / Zip GS

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 10x20 Addition  
\$20,000 cost

**APPLICANT INFORMATION:**

Name Tom Peters  
 Address 1411 Bridlepath Ct  
 City / State / Zip Fruita, CO  
 Telephone 261-4303

**\*TYPE OF HOME PROPOSED:**

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

NOTES: ACCO signoff

**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 PLANNING STAFF            |  |
|---|--|
| ZONE <u>PD</u>  | Maximum coverage of lot by structures <u>per plat</u>  |
| SETBACKS: Front <u>20</u> from property line (PL)         | Permanent Foundation Required: YES <u>X</u> NO _____   |
| Side <u>5</u> from PL Rear <u>10</u> from PL              | Floodplain Certificate Required: YES _____ NO <u>X</u> |
| Maximum Height of Structure(s) _____                      | Parking Requirement _____                              |
| Voting District _____                                     | Special Conditions <u>ACCO signoff</u>                 |
| Driveway Location Approval _____<br>(Engineer's Initials) |  |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

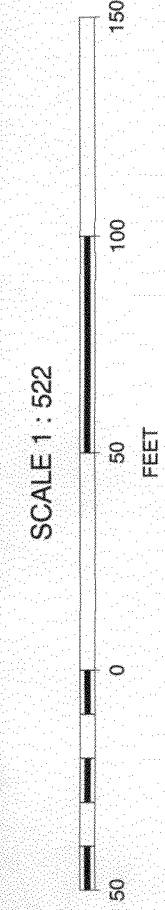
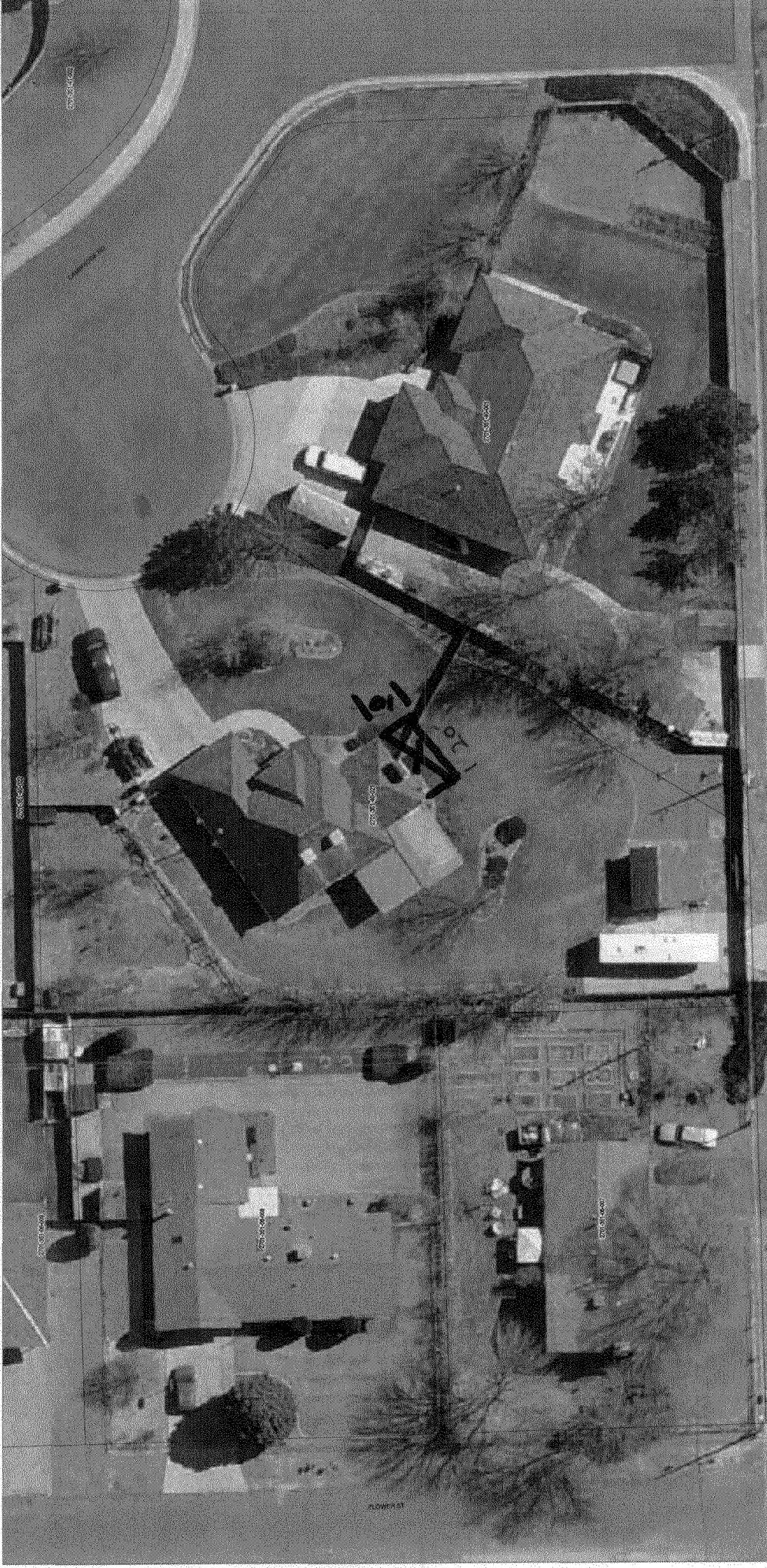
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9/18/08  
 Planning Approval [Signature] Date 9/18/08

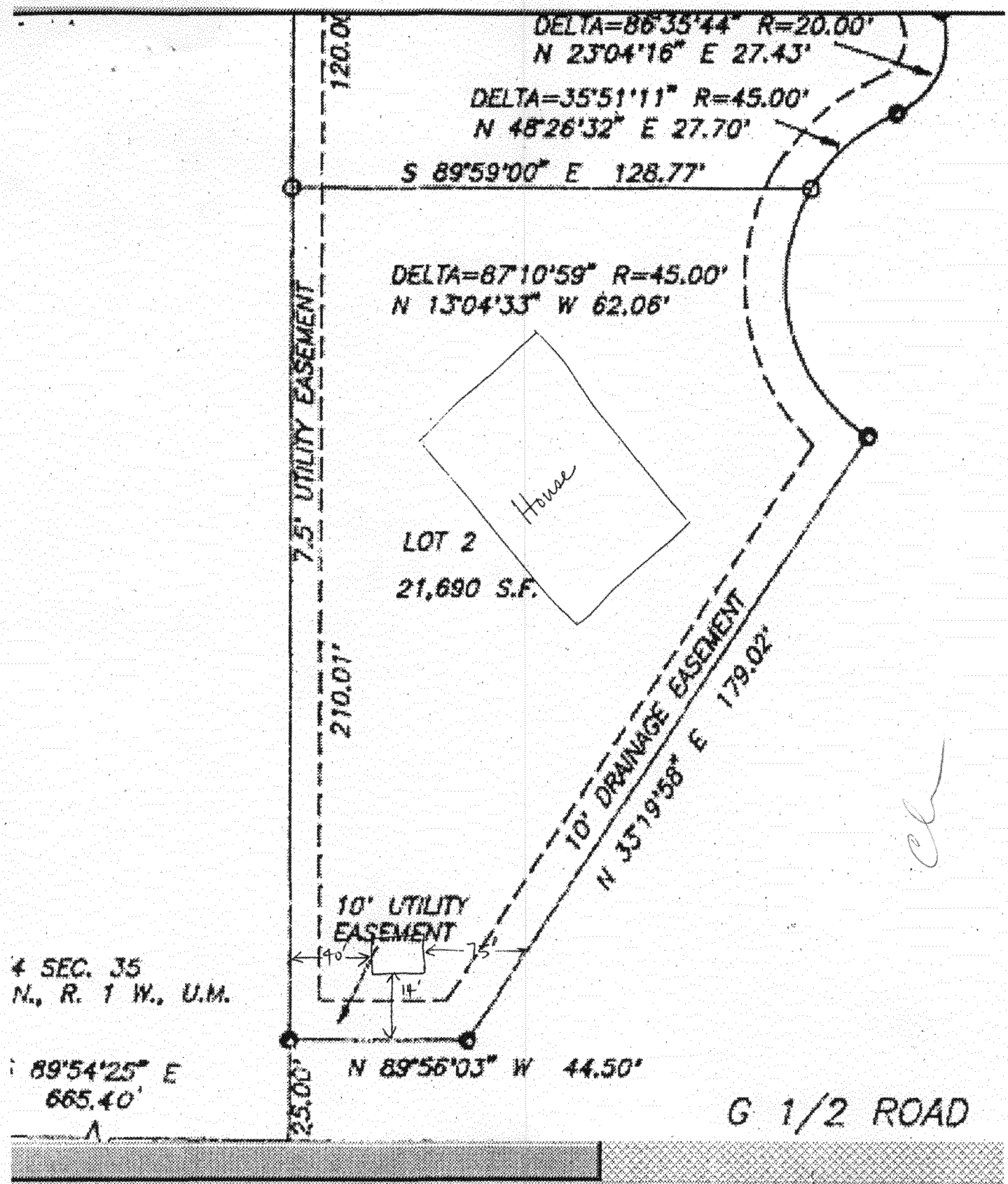
|  |                     |             |         |
|--|---------------------|-------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <u>X</u> | W/O No. |
| Utility Accounting <u>[Signature]</u>                  | Date <u>9/18/08</u> |             |         |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 753 Centauri



**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.



LOT 2  
 21,690 S.F.  
 House

4 SEC. 35  
 N., R. 1 W., U.M.

89°54'25" E  
 665.40'

*cl*

s F1  
 Novell ... NETSe... GIS Sit... Impact ... Micros... 00058...



|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 753 Centauri Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 192  
 TAX SCHEDULE NO. 2701-351-40-021 SQ. FT. OF EXISTING BLDGS ~2550  
 SUBDIVISION Cambridge TOTAL SQ. FT. OF EXISTING & PROPOSED ~2742  
 FILING \_\_\_\_\_ BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: \_\_\_\_\_ this Construction  
 (1) OWNER Caldwell, David & Kellie NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 2 this Construction  
 (1) ADDRESS 753 Centauri Drive USE OF EXISTING BUILDINGS Sheds  
 (1) TELEPHONE 241-4072 DESCRIPTION OF WORK & INTENDED USE Shed  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 \_\_\_\_\_  Other (please specify) Shed

**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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Kellie R. Caldwell Date 03/26/02  
 Department Approval Gayles Henderson Date 3-26-02

|  |                   |  |                |
|--|-------------------|--|----------------|
| Additional water and/or sewer tap fee(s) are required: | YES               | NO <input checked="" type="checkbox"/> | W/O No.        |
| Utility Accounting                                     | <u>T. Bensley</u> | Date                                   | <u>3/26/02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)