

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Ref# 96240-0

Building Address 751 CENTAURI DR
 Parcel No. 2701-351-40-001
 Subdivision CAMBRIDGE
 Filing _____ Block 1 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2384 Sq. Ft. Proposed 68
 Sq. Ft. of Lot / Parcel 0.5551
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2384 + 68
 Height of Proposed Structure NO CHANGE

OWNER INFORMATION:

Name MEL ERTZ
 Address 751 CENTAURI DR
 City / State / Zip CIR. JET. CO. 8150

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): moving wall

APPLICANT INFORMATION:

Name G. C. M. ENT. INC.
 Address 2908 SUNRIDGE RD.
 City / State / Zip CIR. JET. CO. 81503
 Telephone _____

***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 PLANNING STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (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 4-16-09
 Planning Approval Gayleen Henderson Date 4-16-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-16-09</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)

4-16-09

Stephan Henderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO

PROPERLY STATE AND IDENTIFY
EASEMENTS AND SETBACK LINES

