

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

BLDG ADDRESS 728 Galaxy SQ. FT. OF PROPOSED BLDGS/ADDITION 280 sq. ft.  
 TAX SCHEDULE NO. 2701-354-66-006 SQ. FT. OF EXISTING BLDGS 2600 sq. ft.  
 SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2880  
 FILING \_\_\_\_\_ BLK 2 LOT 6 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER JAMES H MCGEE NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 728 GALAXY CT USE OF EXISTING BUILDINGS RESIDENCE STORAGE SHED  
 (1) TELEPHONE 970-243-1628 DESCRIPTION OF WORK & INTENDED USE STORAGE SHED  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE Same  Other (please specify) STORAGE 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 RSF-2 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' / 7 1/2' easement Parking Req'mt 2  
 Maximum Height 35' 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 James H McGee Date 12 June 2003  
 Department Approval Rayleen Henderson Date 6-13-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>W. Decker</u>		Date <u>6/13/03</u>

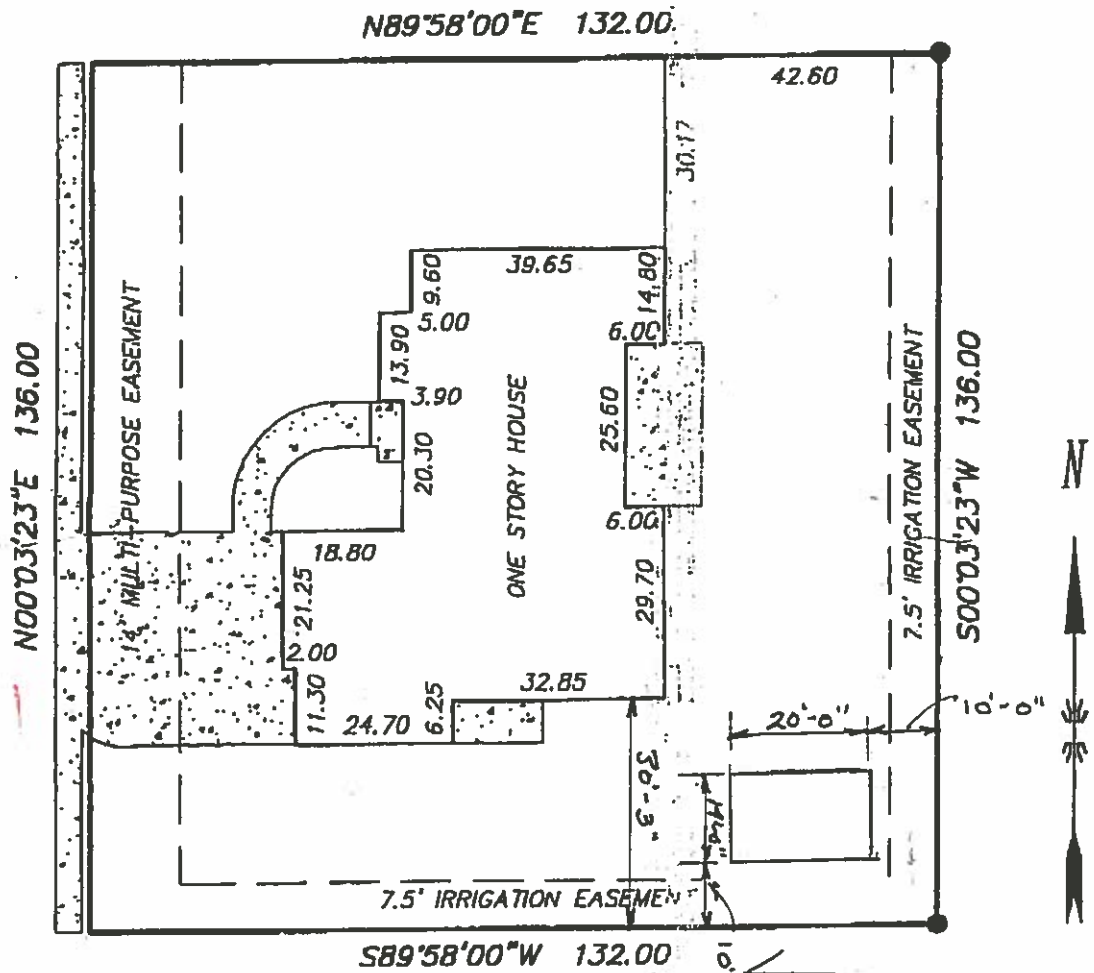
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

4-13-03 [Signature]

# GALAXY COURT

**ACCEPTED**  
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.



### LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

### IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for REMAX 4000; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 4/8/2003, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any

### DESCRIPTION

Lot 6 in Block 2 of WINDEMERE HEIGHTS SUBDIVISION

MESA COUNTY, COLORADO

TAX ID. NO. 2701-354-66-006  
MERIDIAN LAND TITLE: 62809

