

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 85797



Your Bridge to a Better Community

BLDG ADDRESS 728 GALAXY Ct. FT. OF PROPOSED BLDGS/ADDITION 2525
 TAX SCHEDULE NO. 271-01-354-00-058 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2525
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: e After: 1 this Construction
 (1) OWNER Stremel Homes LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 816 Elberta Ave USE OF EXISTING BUILDINGS Single Fam Res
 (1) TELEPHONE 464-6422 DESCRIPTION OF WORK & INTENDED USE New Const
 (2) APPLICANT Same TYPE OF HOME PROPOSED: **PAD**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) TD
 (2) ADDRESS _____
 (2) TELEPHONE Work 234-5493

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 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35 Special Conditions _____
 CENSUS 10 TRAFFIC 17 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 [Signature] Date 8-6-02
 Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15214</u>
Utility Accounting <u>W. Bensley</u>	Date <u>8/16/02</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)

