

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

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

BLDG PERMIT NO. 89710



Your Bridge to a Better Community

BLDG ADDRESS 736 Flower St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2485

TAX SCHEDULE NO. 2701-354-66-013 SQ. FT. OF EXISTING BLDGS CDK 985

SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2485

FILING 1 BLK B2 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Stromel Homes LLC NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this Construction

(1) ADDRESS 816 Elberta Ave USE OF EXISTING BUILDINGS New Single Fam Home

(1) TELEPHONE 201-6444 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 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 _____ 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 [Signature] Date 5-28-03

Department Approval [Signature] Date 5/30/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16133</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>5/30/03</u>

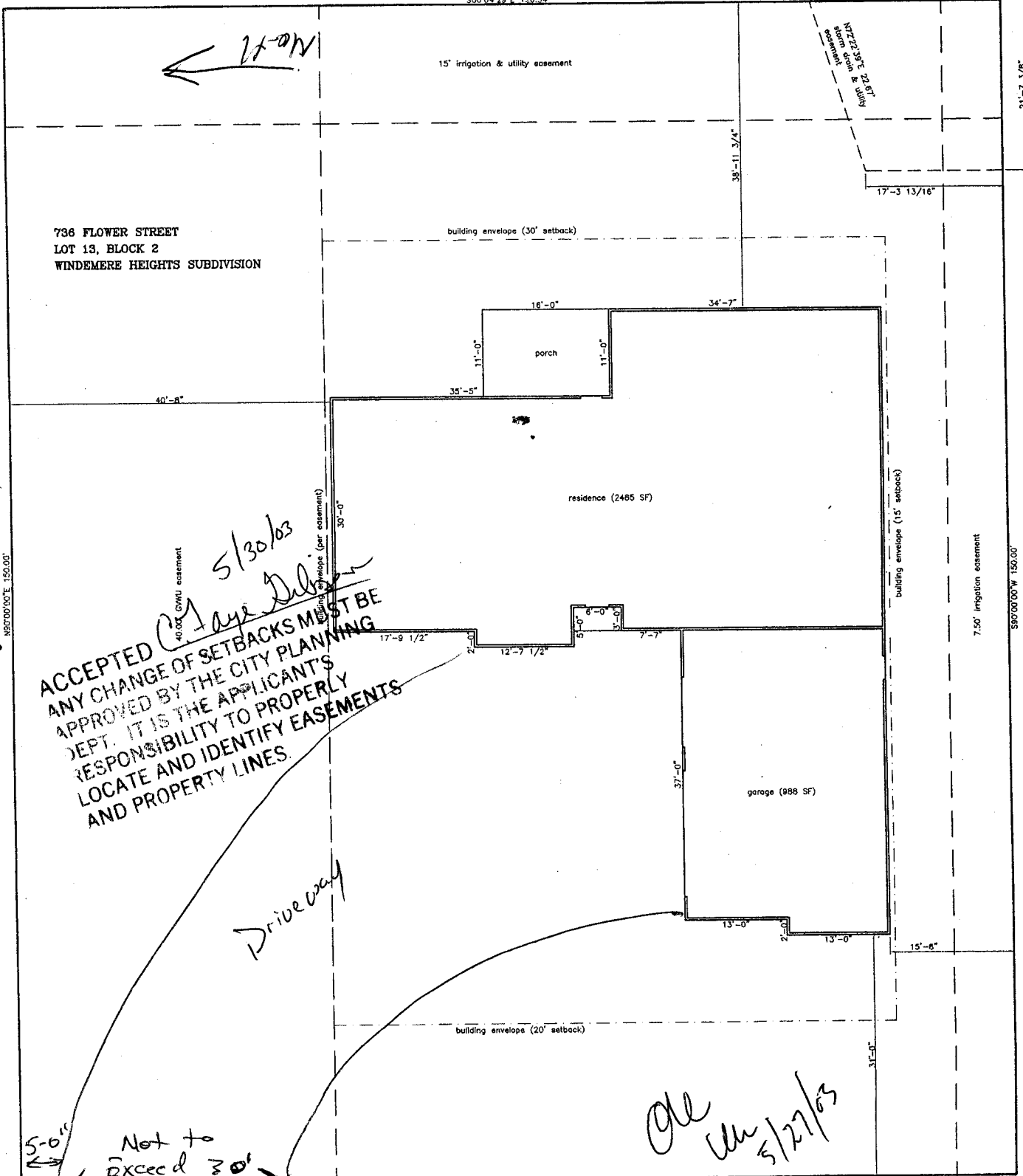
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

TRACT B
RETENTION POND
WINDEMERE HEIGHTS SUBDIVISION

S00°04'29"E 24.18'
storm drain & utility
easement

S00°04'29"E 126.34'



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.

736 Flower Street
Kitty Deane

Flowerst.
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alw
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