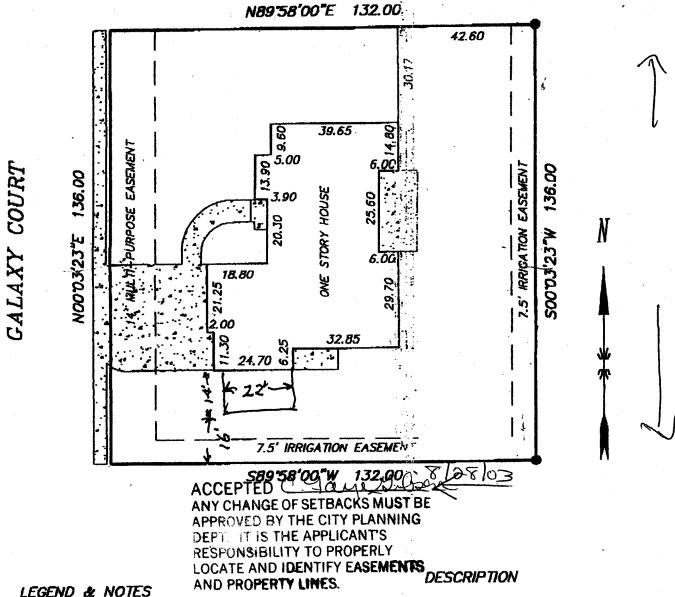
PLANNING CLEA	
TCP \$ (Single Family Residential and Ad Community Developme	
SIF \$ 75048-4(1343)	
Building Address 728 GALAXY CT.	No. of Existing Bldgs Proposed
Parcel No. 2701-354-66-006	Sq. Ft. of Existing Bldgs 2600 Proposed 320
Subdivision <u>Windemere Itats</u>	Sq. Ft. of Lot / Parcel
Filing Block 2 Lot 6	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	DESCRIPTION OF WORK & INTENDED USE:
Name Vames HMCGee Address 728 Galaxy Ct, City/State/Zip Grand Vit. Co 81506	New Single Family Home (*check type below) Interior Remodel Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
NameSame	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address	
City / State / Zip	NOTES: Ottaded Storage area
Telephone 970 - 243 - 1628	0
REQUIRED: One plot plan, on 8 ½" 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 COM	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RSF-2	Maximum coverage of lot by structures 3000
SETBACKS: Front S from property line (PL)	Permanent Foundation Required: YESNO
Side 3 from PL Rear 5/7/2 from PL	Parking Requirement 2
Maximum Height of Structure(s)	Special Conditions 7
Voting District Driveway Location Approval(Engineer's Initials	is proposed in 6/03
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).	

Date

Applicant Signature



LEGENU & NUIES

FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

Lot 6 in Block 2 of WINDEMERE HEIGHTS SUBDIVSION

MESA COUNTY, COLORADO

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

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