

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

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

BLDG PERMIT NO. 89354



Your Bridge to a Better Community

BLDG ADDRESS 730 Galaxy Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2520 / 110 GAR

TAX SCHEDULE NO. 2701-354-66-005 FT. OF EXISTING BLDGS —

SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3030

FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER STREMSL HOMES NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 816 ELBERTA AVE PATSDALE CO USE OF EXISTING BUILDINGS Single FAM Res.

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

(2) APPLICANT Spone 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 20/25 from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 15/3 from PL, Rear 30/5 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 3-1-03

Department Approval [Signature] Date 5/9/03

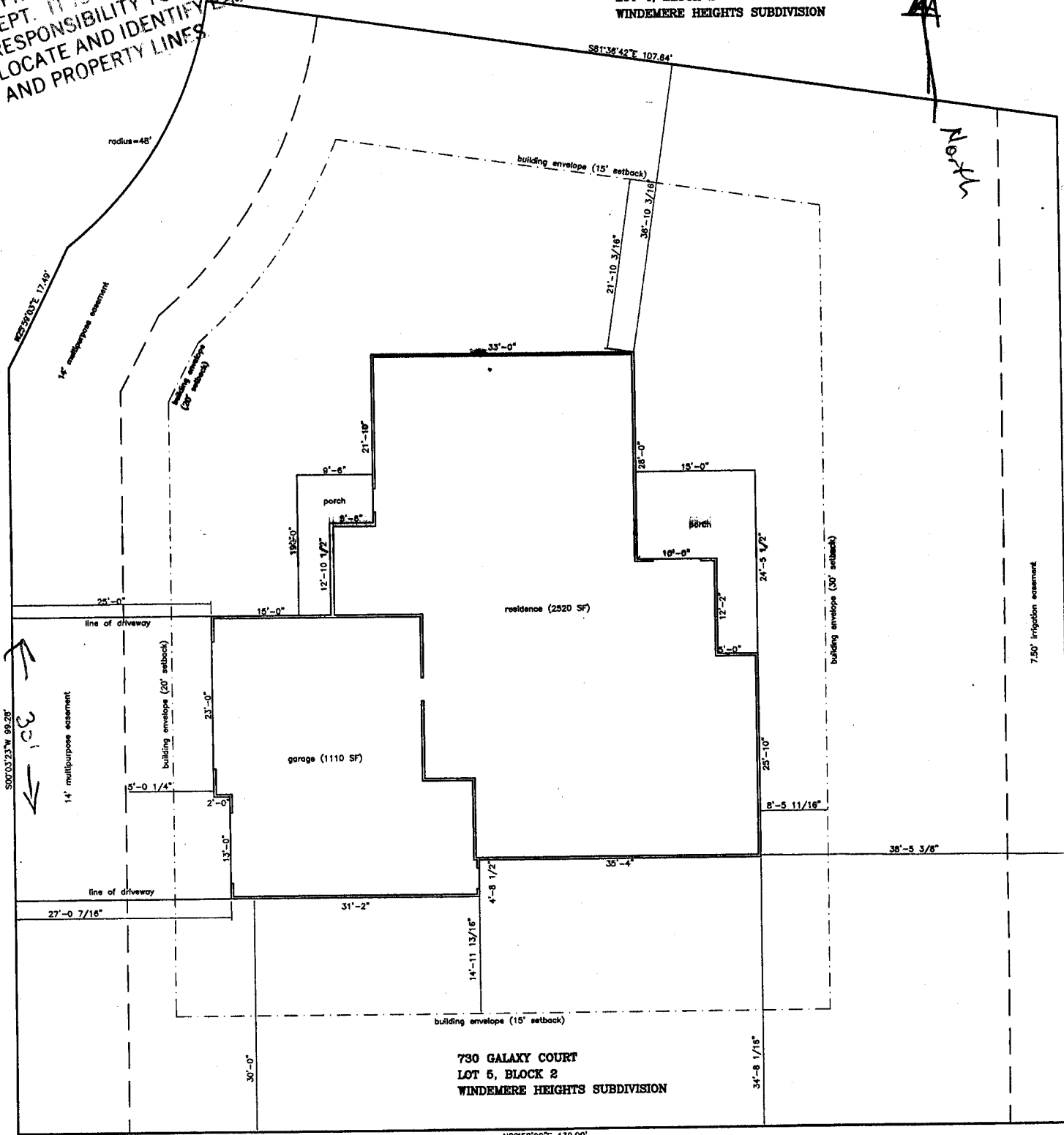
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16037</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>5-9-03</u>

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)

5/19/03
 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.

LOT 4, BLOCK 2
 WINDEMERE HEIGHTS SUBDIVISION



Galaxy

GT



730 GALAXY COURT
 LOT 5, BLOCK 2
 WINDEMERE HEIGHTS SUBDIVISION

N89°58'00"E 132.00'

LOT 6, BLOCK 2
 WINDEMERE HEIGHTS SUBDIVISION

OK
 CC
 5/21/03