

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____

Building Address 726 Galaxy Ct.
 Parcel No. 2701-354-66-007
 Subdivision Windemere Heights
 Filing 1 Block 2 Lot 27

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2583
 Sq. Ft. of Lot / Parcel 18435
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Stremel Homes LLC
 Address 816 ELBERTA Ave
 City / State / Zip Palisade, CO 81326

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 201-6444

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 _____
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval ll
 (Engineer's Initials)

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 6-30-04
 Department Approval NA C. Faye Hall Date 7/6/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="radio"/>	NO <input type="radio"/>	W/O No. <u>17434</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/6/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 9

LOT 8

137.29'

7.50' REAR LOT SETBACK

44'-6 5/8"

62'-10 1/2"

32'-3 1/2"

30'-7"

40'-10"

7.50' SIDE LOT SETBACK

sm
30'-3"

sm
42'-8"

Multi purpose easement

HOUSE
2583 SQ/FT

SIDE LOT SETBACK

40'-7 1/2"

24'-11"

76'-4"

GARAGE
892 SQ/FT

28'-2 1/2"

LOT 6

LOT 7

Driveway

25'-2 1/2"

20' FRONT LOT BUILDING SETBACK

5.891

22'

84.64'

14'

24.80'

30.64'

*drawn
all
6/30/04*

726 GALAXY
LOT 7, BLOCK 2
WINDEMERE HEIGHTS
SUBDIVISION

ACCEPTED *C. Fay Hall*
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 9

LOT 8

137.29'

7.50' REAR LOT SETBACK

44'-6 5/8"

36' 1/2"

62'-10 1/2"

32'-3 1/2"

30'-7"

9'

40'-10"

7.50' SIDE LOT SETBACK

SM's
~~37'-3"~~

37'-3"
37'-3"

HOUSE
2583 SQ/FT

SM's
~~37'-3"~~

37'-3"
SIDE LOT SETBACK

Multi purpose easement

40'-7 1/2"

24'-11"

76'-4"

7'-3 1/2"

7'-10"

14'-8"

GARAGE
892 SQ/FT

35'-6"

LOT 6

LOT 7

Driveway

28'-2 1/2"

17'

25'

22'

14'

20' FRONT LOT BUILDING SETBACK

5.891

84.64'

30.64'

drive
ok
ll
6/30/04

726 GALAXY
LOT 7, BLOCK 2
WINDEMERE HEIGHTS
SUBDIVISION

Revised by Jaye Hall 8/20/04
ACCEPTED by Jaye Hall Theby
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