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| FEE \$ | 10.00 |
| TCP \$ | 1500.00 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. _____

Building Address 700 Caleb St. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-01-354-00-058 (Parent Number) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed House 1618
 Subdivision Arcadia North Sq. Ft. of Lot / Parcel .20 Acres 042.875
 Filing 1 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2493

OWNER INFORMATION:

Name Stremel Homes LLC
 Address 816 Elberta Ave
 City / State / Zip Faliscade, CO 81526

DESCRIPTION OF WORK & INTENDED USE:

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

***TYPE OF HOME PROPOSED:**

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

APPLICANT INFORMATION:

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

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.

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| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>RSF-4</u> | Maximum coverage of lot by structures <u>50%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>7'</u> from PL Rear <u>25'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District <u>B</u> Driveway Location Approval <u>RAD</u> (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).

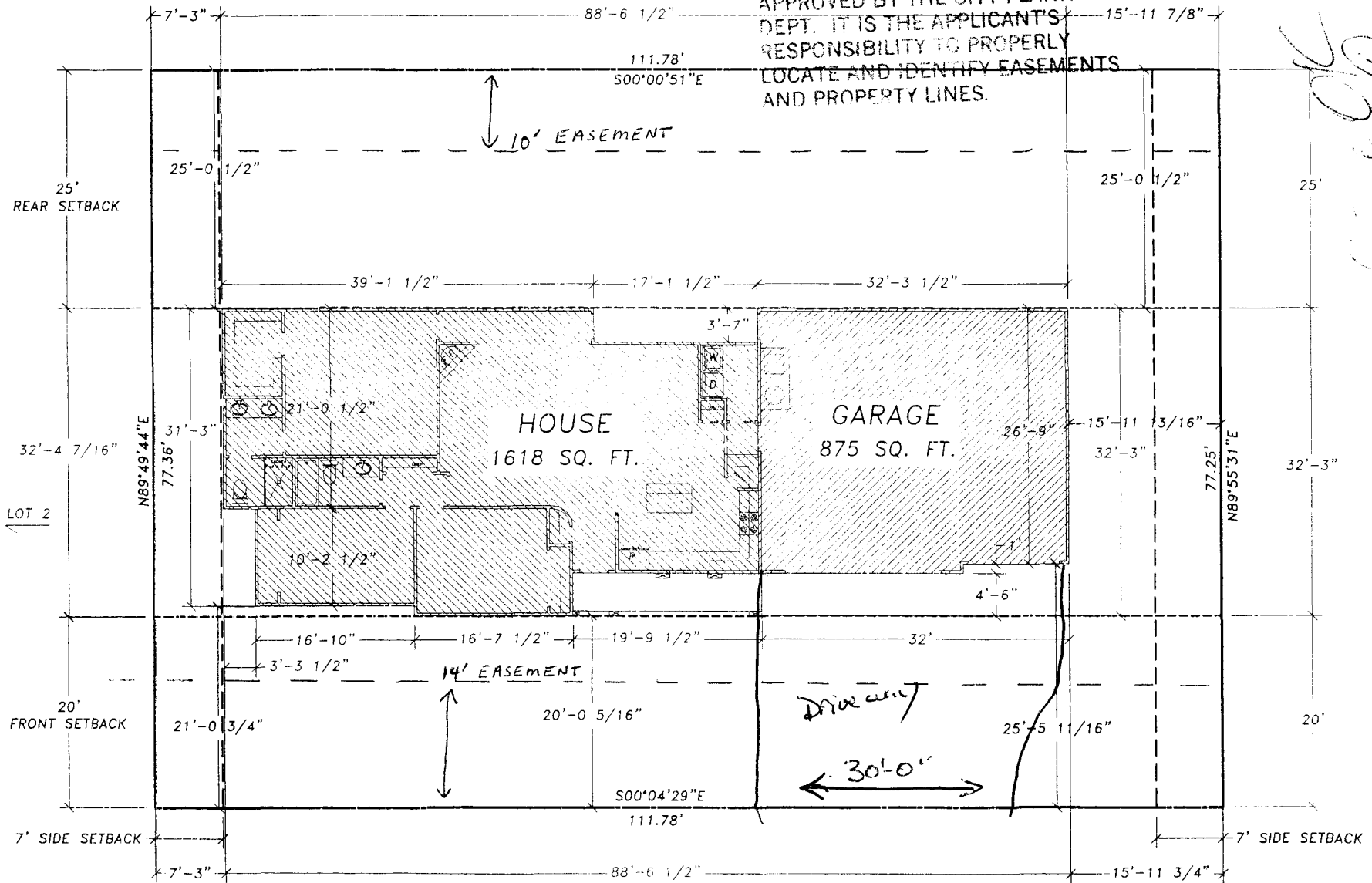
Applicant Signature [Signature] Date 7-1-05
 Department Approval [Signature] Date 7/7/05

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | W/O No. <u>18220</u> |
| Utility Accounting <input checked="" type="checkbox"/> | Date <u>7/7/05</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)

ACCEPTED *C. Jay Hall* 7/7/05
 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.

Gene C. Davis
7-6-05



700 CALEB STREET
 LOT 1, BLOCK 1
 ARCADIA NORTH SUBDIVISION
 GRAND JUNCTION, CO