

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 703 Caleb St.  
Parcel No. 2701-343-30-002  
Subdivision Arcadia North.  
Filing 1 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 642.742 House 1671  
Sq. Ft. of Lot / Parcel 8025 +/-  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2413  
Height of Proposed Structure 17'-0" +/-

**OWNER INFORMATION:**

Name Stremel Homes LLC  
Address 816 ELBERTA Ave  
City / State / Zip Palisade, CO 81526

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
Address same  
City / State / Zip \_\_\_\_\_  
Telephone 201-6444 (Steve)

**\*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 <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>EAT</u> (Engineer's Initials)

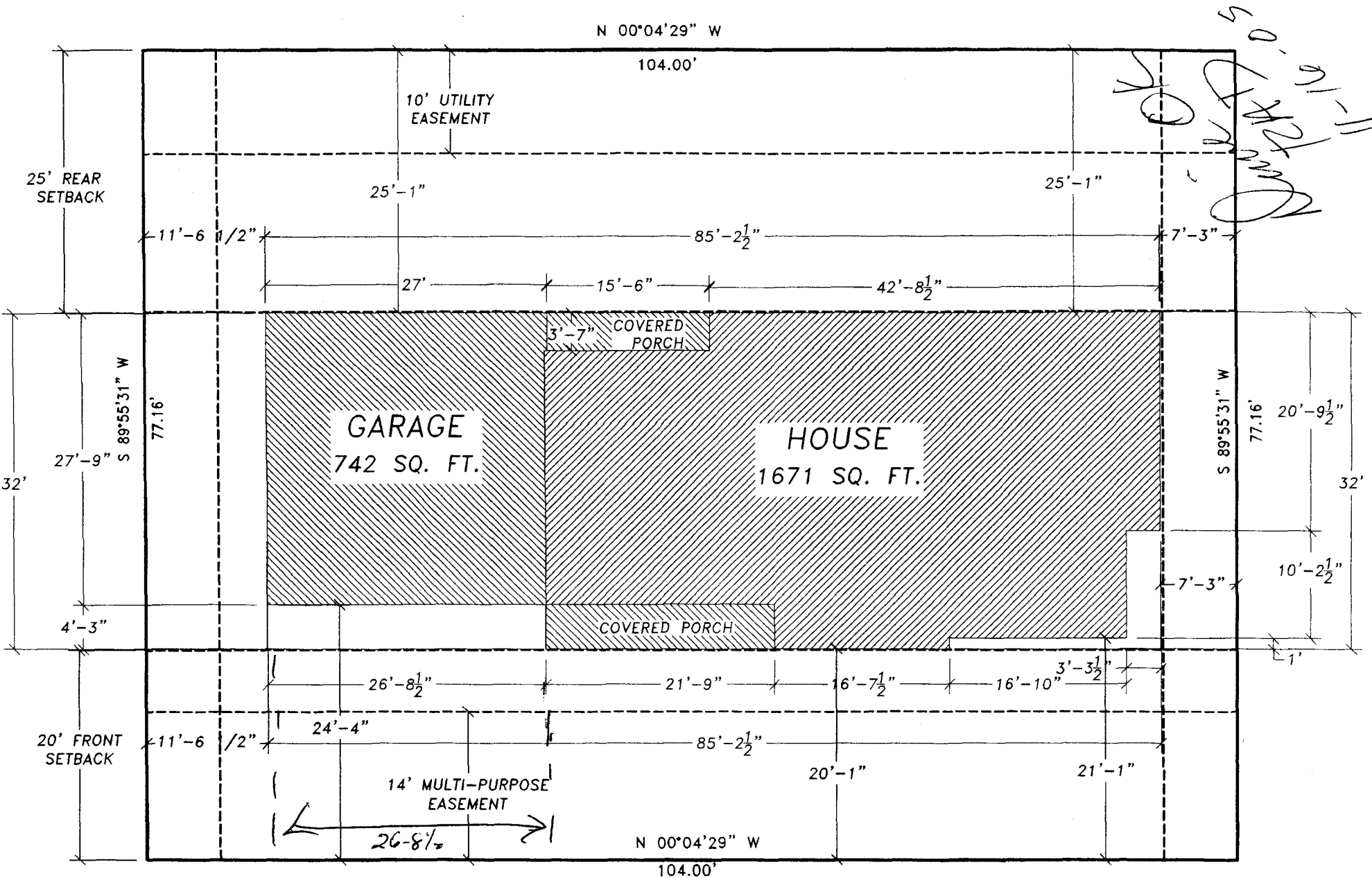
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 10-15-05  
Department Approval [Signature] Date 11-3-05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO	W/O No. <u>18534</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-3-05</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)



*Handwritten notes:*  
 50' of 11'-11"  
 [Signature]

ACCEPTED *W. M. [Signature]* 11/16/05

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CALEB STREET

703 CALEB STREET  
 LOT 2, BLOCK 2  
 ARCADIA NORTH SUBDIVISION  
 GRAND JUNCTION, CO