

FEE \$ 10,-
 TCP \$ 1500,-
 SIF \$ 297,-

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

BLDG PERMIT NO. _____

Building Address 705 Caleb St.
 Parcel No. 2701-343-30-003
 Subdivision Arcadia North
 Filing 1 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1644
 Sq. Ft. of Lot / Parcel 8102
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2384
 Height of Proposed Structure 18' + 1"

OWNER INFORMATION:

Name Stremel Homes LLC
 Address 816 ELBERTA Ave
 City / State / Zip Palzade, CO 81524

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address _____
 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 about 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>RAT</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).

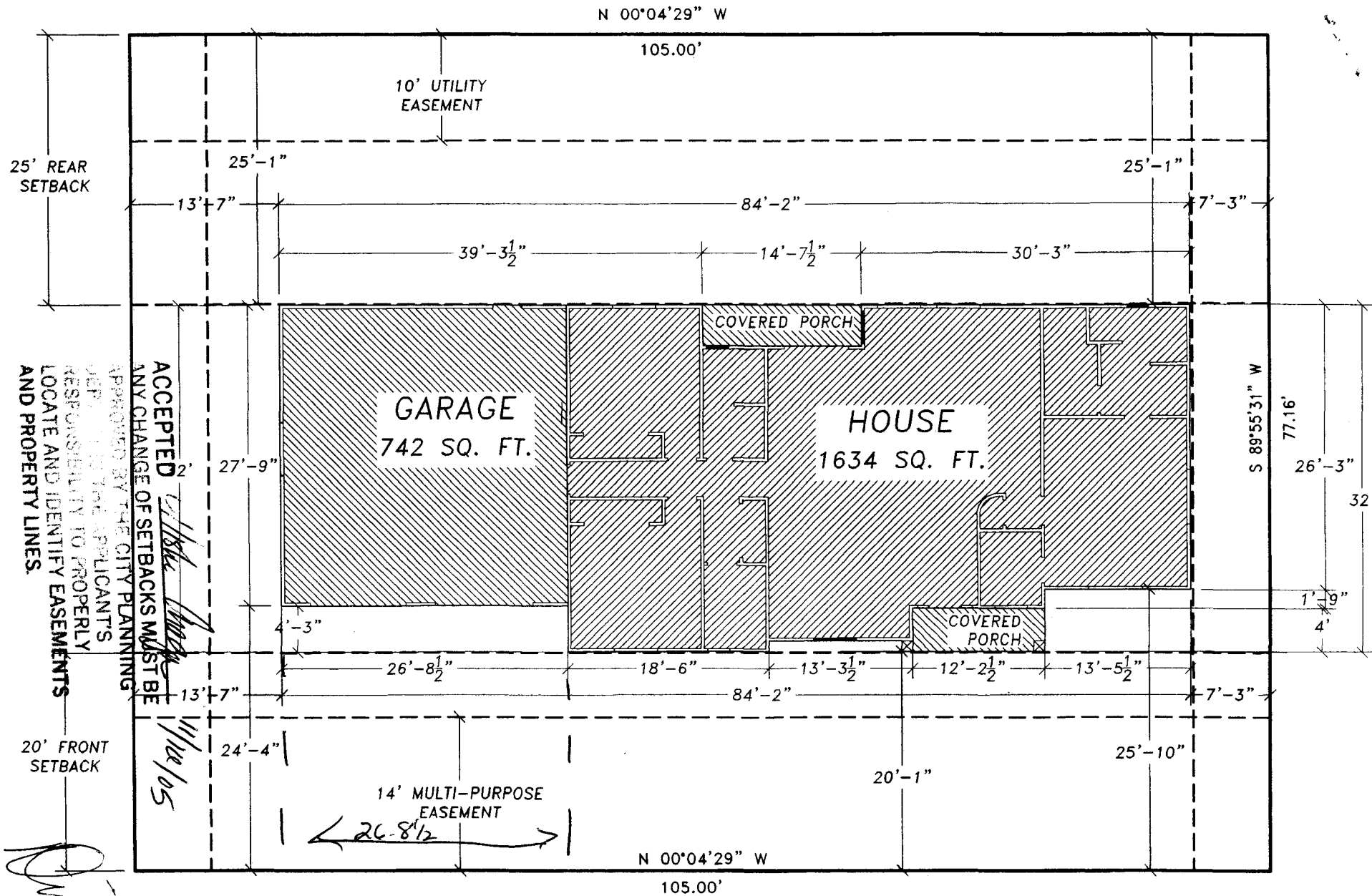
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 11-7-05

Department Approval NA Kathy Valdes Date 11-10-05

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>18554</u> |
| Utility Accounting <u>Chile</u> | Date <u>11/14/05</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 *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

11/12/05

CALEB STREET

705 CALEB STREET
 LOT 3, BLOCK 2
 ARCADIA NORTH SUBDIVISION
 GRAND JUNCTION, CO

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11/12/05