

FEE \$	101.-
TCP \$	1500.-
SIF \$	292.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 707 Caleb St.
 Parcel No. 2701-343-30-004
 Subdivision Arcadia North
 Filing 1 Block 2 Lot 4

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 ^{House} Sq. Ft. Proposed 1614
 Sq. Ft. of Lot / Parcel 8012 ^{Gar}
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2328
 Height of Proposed Structure 18 #1-

OWNER INFORMATION:

Name STREMEL HOMES LLC
 Address 816 EL BETA 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions /
 Voting District B Driveway Location Approval W
 (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 11-9-05
 Department Approval [Signature] Date 11-22-05

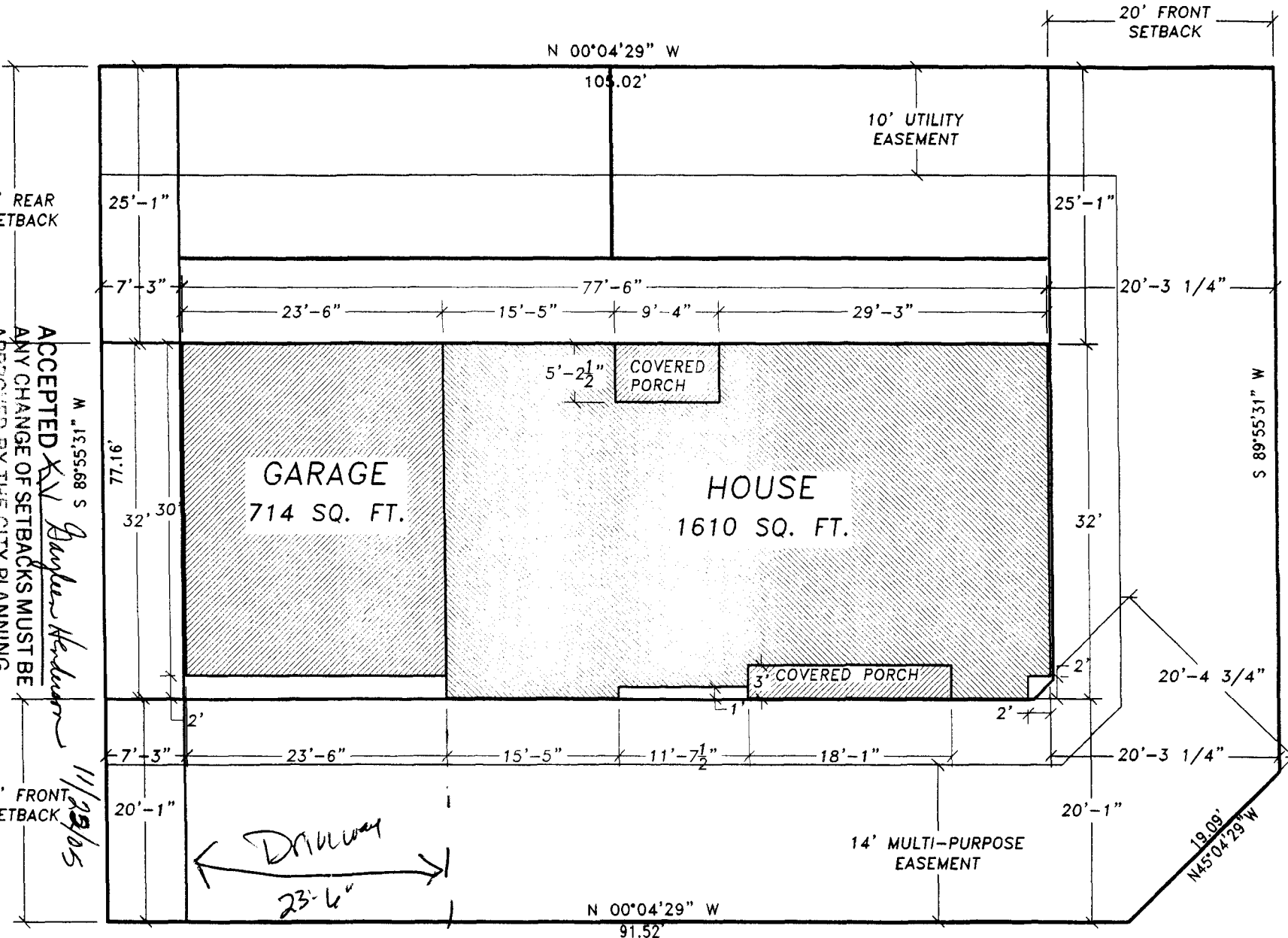
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18593</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/22/05</u>	

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 *XV* *Angela Henderson*
 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.

25' REAR SETBACK

20' FRONT SETBACK



CALEB STREET 

707 CALEB STREET
 LOT 4, BLOCK 2
 ARCADIA NORTH SUBDIVISION
 GRAND JUNCTION, CO

TARA AVE.