

FEE \$	10.00
TCP \$	500.00
SIF \$	NA

*put under both*

*EX*



BLDG PERMIT NO. 72459

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

*668-28 Rd -*

BLDG ADDRESS (670 Windstar) TAX SCHEDULE NO. 2943-062-00-047

SUBDIVISION Northstar - Filing 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1576

FILING 2 BLK 2 LOT 17 SQ. FT. OF EXISTING BLDG(S) Modular to be removed (in process)

(1) OWNER Peck Construction NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2347 South Rin Dr. 6J. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 255-8010 USE OF EXISTING BLDGS Modular is in process of being abandoned and moved

(2) APPLICANT Milo Johnson DESCRIPTION OF WORK AND INTENDED USE: Single family

(2) ADDRESS 2347 S Rin Dr.

(2) TELEPHONE 255-8010

*cell # - 250-0968*

**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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL) or 10' from south from center of ROW, whichever is greater Parking Req't 2

Side 5' from PL Rear 25' from PL Special Conditions Let Bldg Dept. know when 670 Windstar takes affect. -

Maximum Height 32'

CENSUS 10 TRAFFIC 22 ANNEX#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 10/10/99

Department Approval [Signature] Date 10/20/99 W/O

Additional water and/or sewer tap fee(s)-are required: YES  NO ✓ W/O No See 12635

Utility Accounting [Signature] Date 10-20-99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NW Cor. NE4 SW4 NW4  
Sec. 8 T1S, R1E M.  
No. 5 Rebar and  
Alum. Cap P.S. 16835  
Set in Concrete

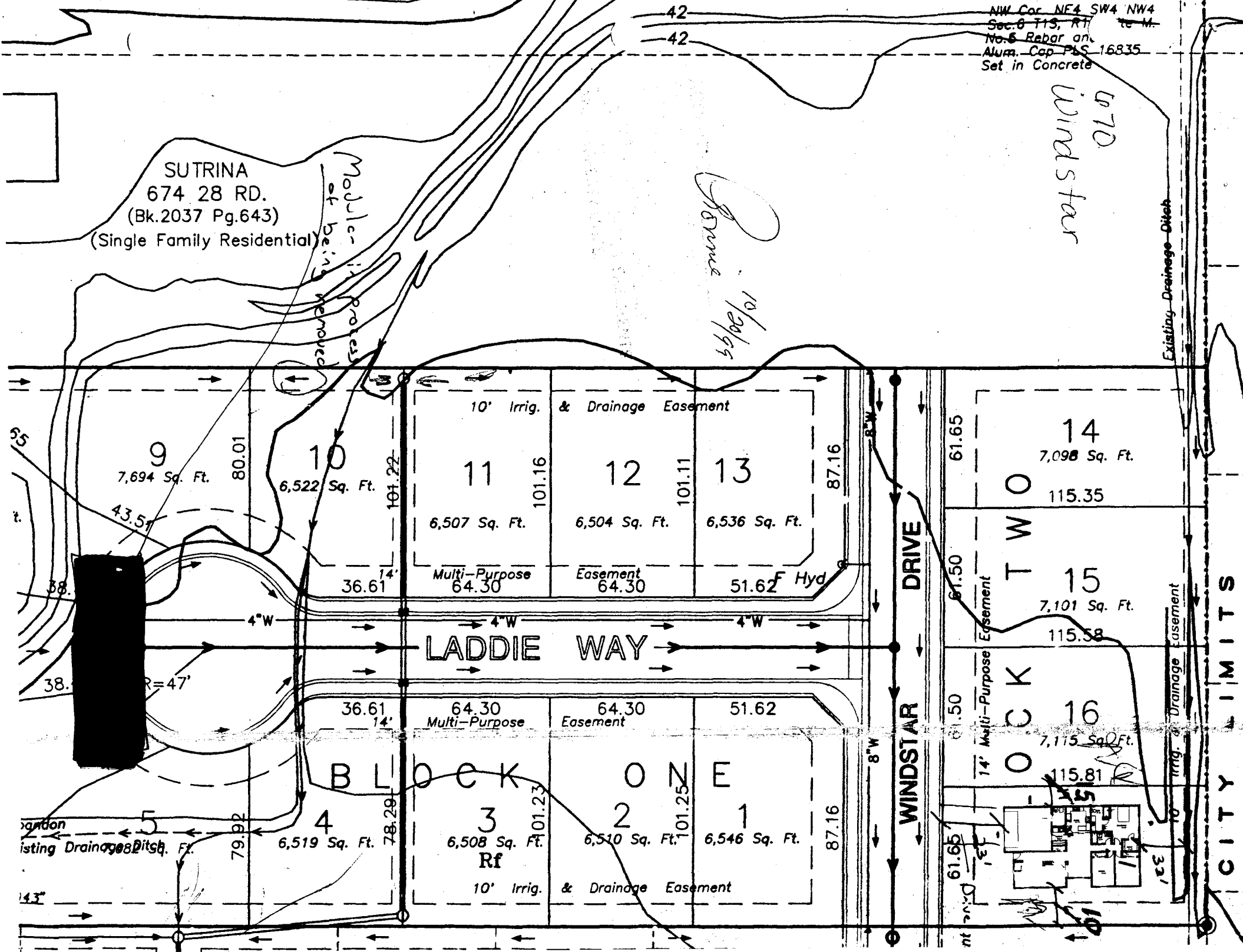
WINDSTAR  
670

SUTRINA  
674 28 RD.  
(Bk. 2037 Pg. 643)  
(Single Family Residential)

Modules in process  
of being removed

Home  
5/6/01

Existing Drainage Ditch



55

38.

38.

38.

Abandon  
isting Drainage Ditch. Fx.

143'

9  
7,694 Sq. Ft.

10  
6,522 Sq. Ft.

11  
6,507 Sq. Ft.

12  
6,504 Sq. Ft.

13  
6,536 Sq. Ft.

14  
7,098 Sq. Ft.

15  
7,101 Sq. Ft.

16  
7,115 Sq. Ft.

3  
6,508 Sq. Ft.

2  
6,510 Sq. Ft.

1  
6,546 Sq. Ft.

B L O C K O N E

DRIVE  
WINDSTAR

CITY LIMITS