

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 76055



ex

Your Bridge to a Better Community

BLDG ADDRESS 2801 Leddie Ug SQ. FT. OF PROPOSED BLDGS/ADDITION 1481
2943-002-31-013
 TAX SCHEDULE NO. 2943-062-00-048 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Northstar II TOTAL SQ. FT. OF EXISTING & PROPOSED 1481
 FILING 1 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Peak Construction Spec NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2347 S. Rin Drive USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Milo Johnson TYPE OF HOME PROPOSED:
 (2) ADDRESS 2347 S Rin Drive Site Built Manufactured Home (UBC)
 (2) TELEPHONE 255-8010 Manufactured Home (HUD)
 Other (please specify) _____

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 RMF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 10 TRAFFIC 22 ANN# _____

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 7/20/00
 Department Approval [Signature] Date 7/24/00

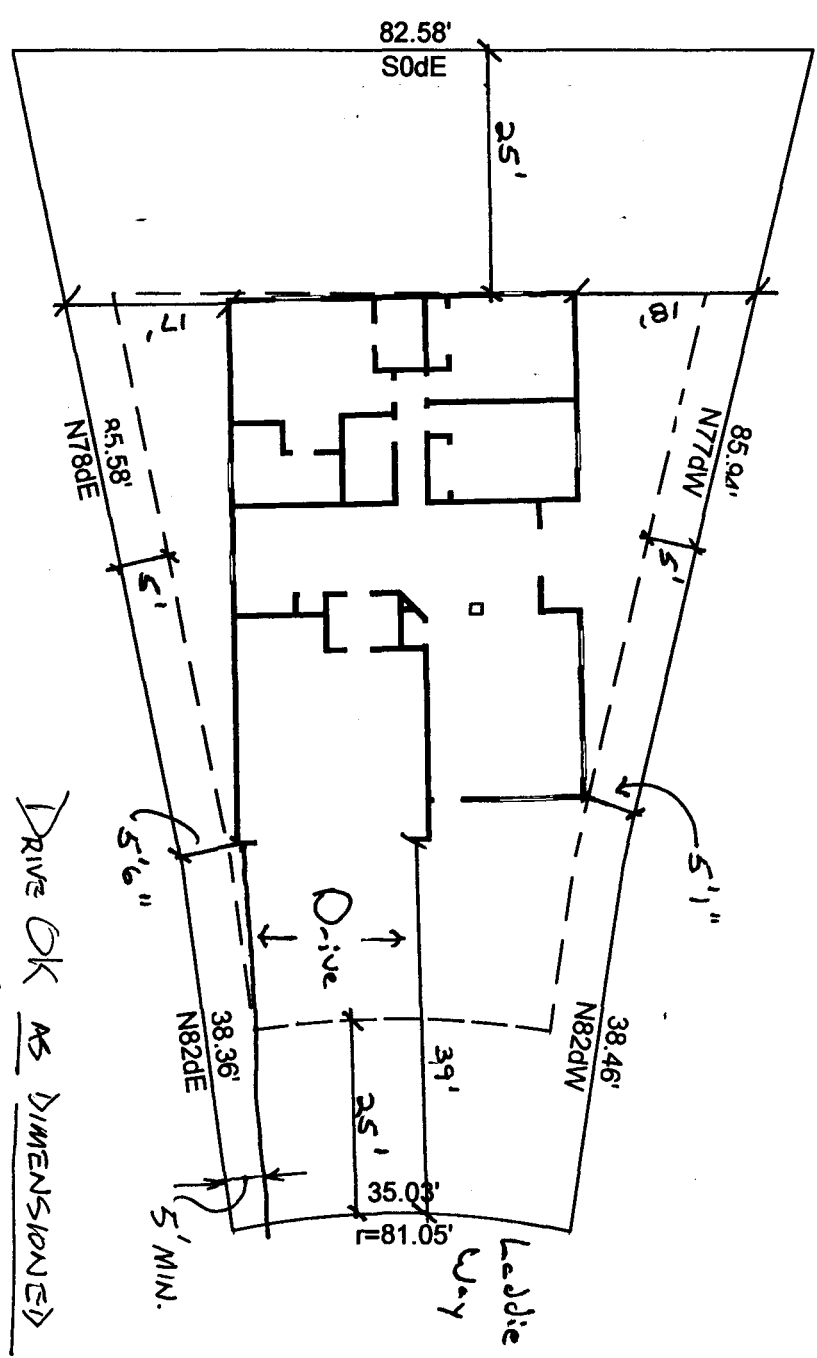
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	NO	W/O No. <u>13258</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-24-00</u>

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)

ACCEPTED *C. Faye Wilson*
 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. *7/24/00*

28 Road



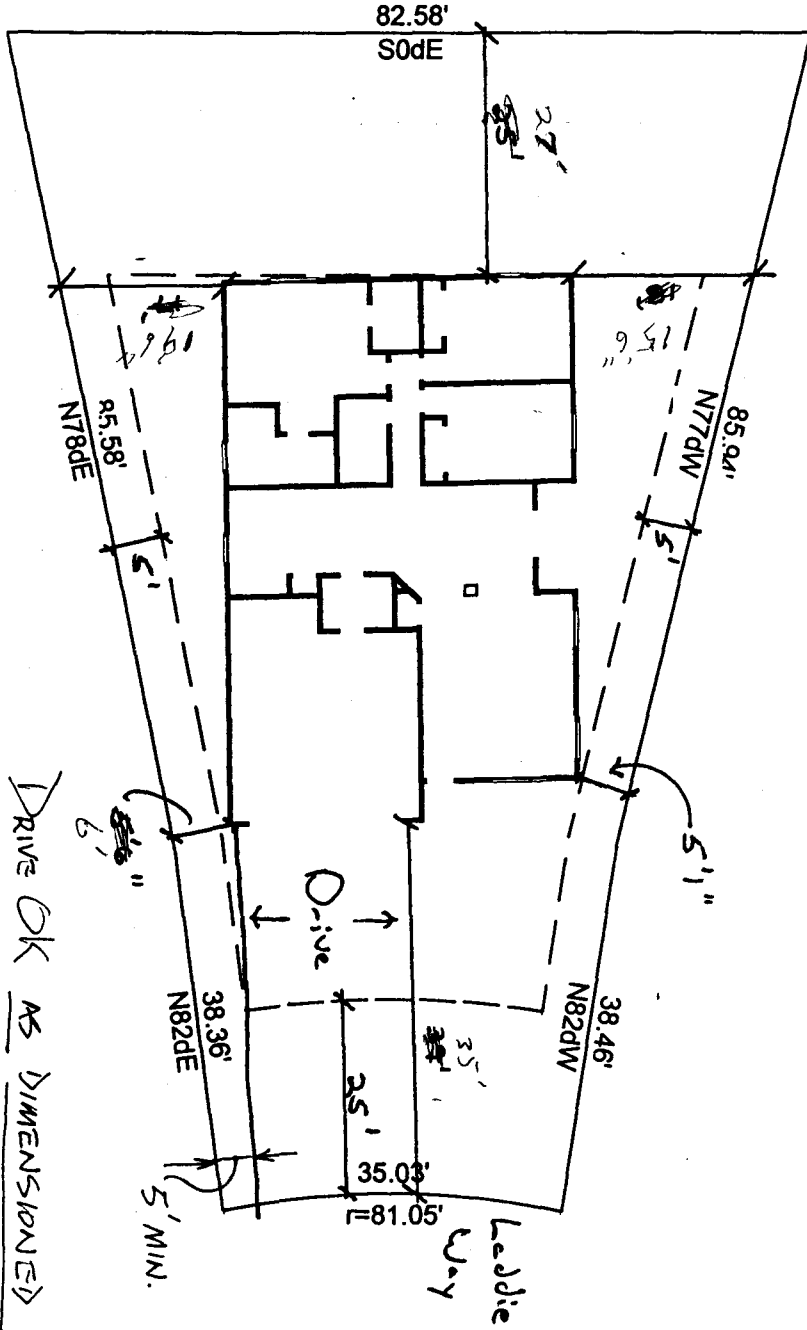
DRIVE OK AS DIMENSIONED
SH 7/20/00

2801 Laddie Way

ACCEPTED *C. Faye Gibson* 7/24/00
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

ACCEPTED *C. Faye Gibson* revised 7/25/00
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.

28 Road



DRIVE OK AS DIMENSIONED
SX 7/20/00

2801 Laddie Way