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

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

BLDG PERMIT NO. 70202



Your Bridge to a Better Community

BLDG ADDRESS 2002 Leddie Ue SQ. FT. OF PROPOSED BLDGS/ADDITION 1500
 TAX SCHEDULE NO. 2973-062-00-040³¹⁻⁰⁴ SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Northstar II TOTAL SQ. FT. OF EXISTING & PROPOSED 1500
 FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Peck Construction Spec.
 (1) ADDRESS 2347 S. Rim Drive USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT M. Johnson TYPE OF HOME PROPOSED:
 (2) ADDRESS 2347 South Rim 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 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or — from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL, Rear 25' from PL Special Conditions _____
 Maximum Height 35' 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).

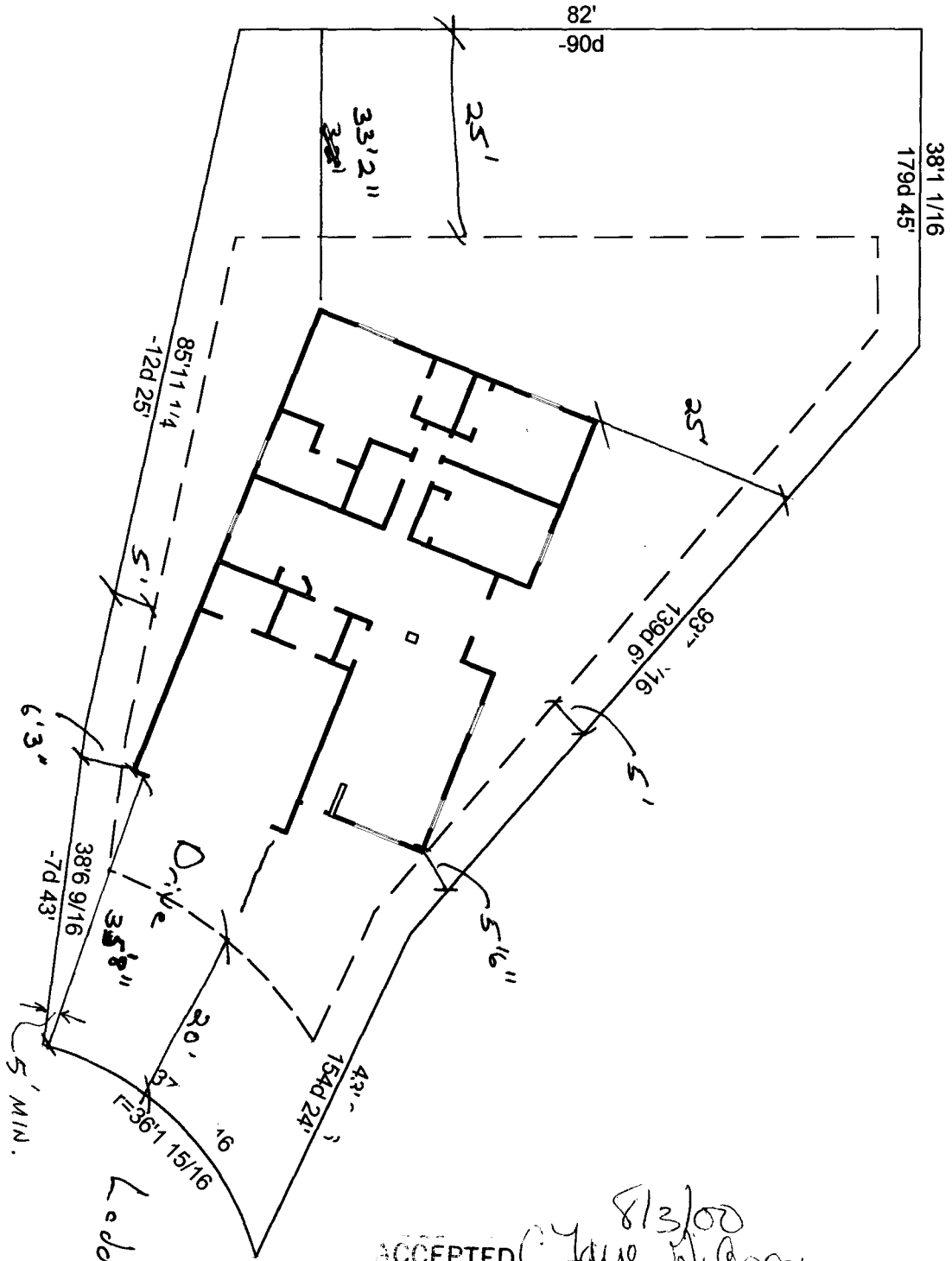
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7/20/00
 Department Approval C. Faye Johnson Date 8/3/00

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13300</u> |
| Utility Accounting | <u>Ch Marshall call</u> | | Date <u>8/3/00</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)

28 Road



DRIVE OK AS DIMENSIONED

SH 8/1/00

Loddie Way

8/13/00
 ACCEPTED *[Signature]*
 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.

1" = 20'

2802 Loddie Way