

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 75548



OK

Your Bridge to a Better Community

BLDG ADDRESS 2803 Laddie Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1576
 TAX SCHEDULE NO. 2943-062-00-078 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Northstar II TOTAL SQ. FT. OF EXISTING & PROPOSED 1576
 FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER Peck Construction Spec. NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction
 (1) ADDRESS 2347 S. Rim Drive USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT M. Jo Johnson TYPE OF HOME PROPOSED:
 (2) ADDRESS 2347 S. Rim Drive Site Built Manufactured Home (UBC)
 (2) TELEPHONE 255-8010 Manufactured Home (MFD) 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 6090
 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 2
 Maximum Height 35' Special Conditions —
 CENSUS 10 TRAFFIC 22 ANNEX# —

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 6/11/00
 Department Approval Ronnie Edwards Date 7/12/00

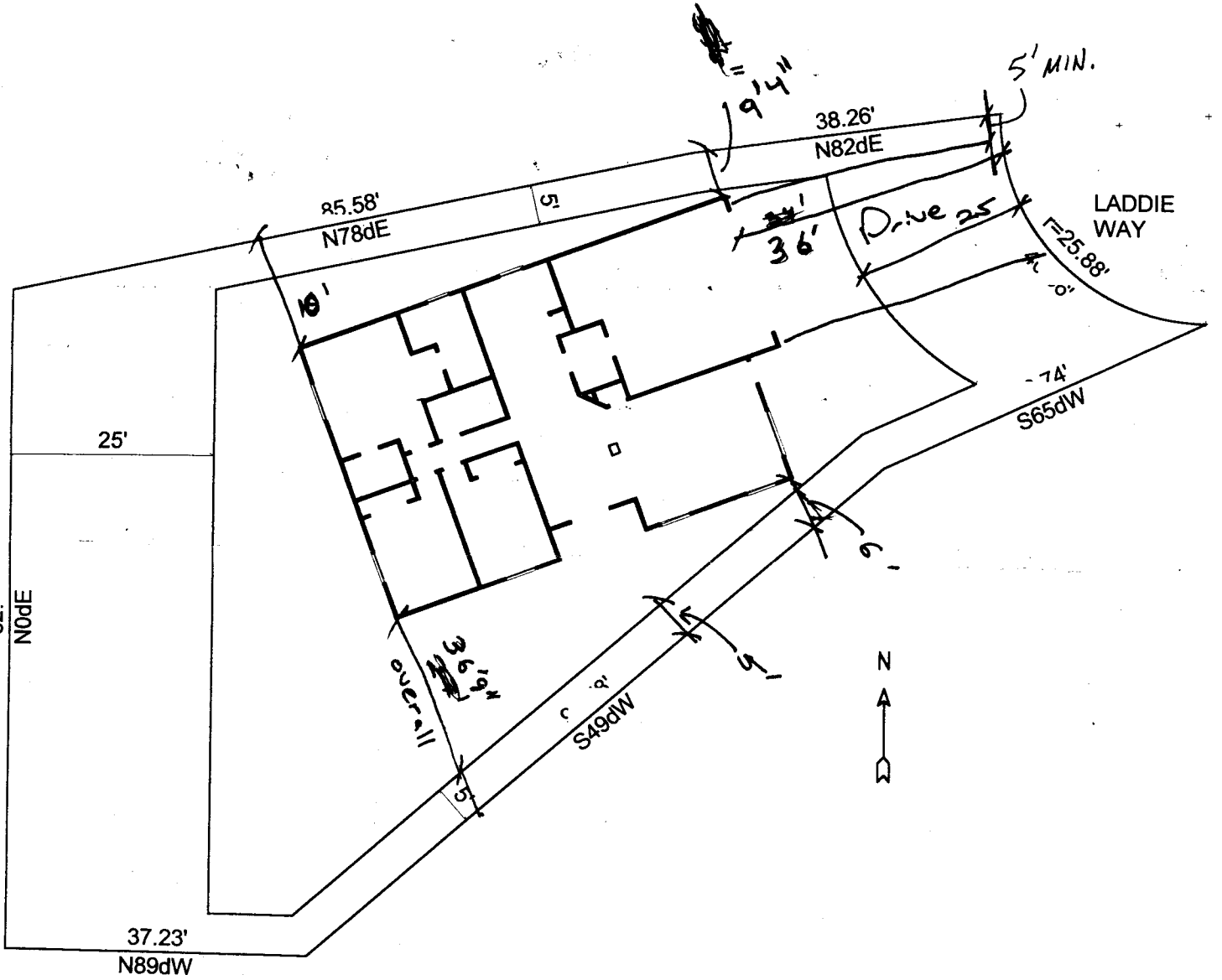
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13241</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/12/00</u>

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)

2803 Laddie Way

DRIVE OK AS DIMENSIONED

ZH
6/12/00



revised

ACCEPTED *Cheryl Johnson*
7/18/00

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.

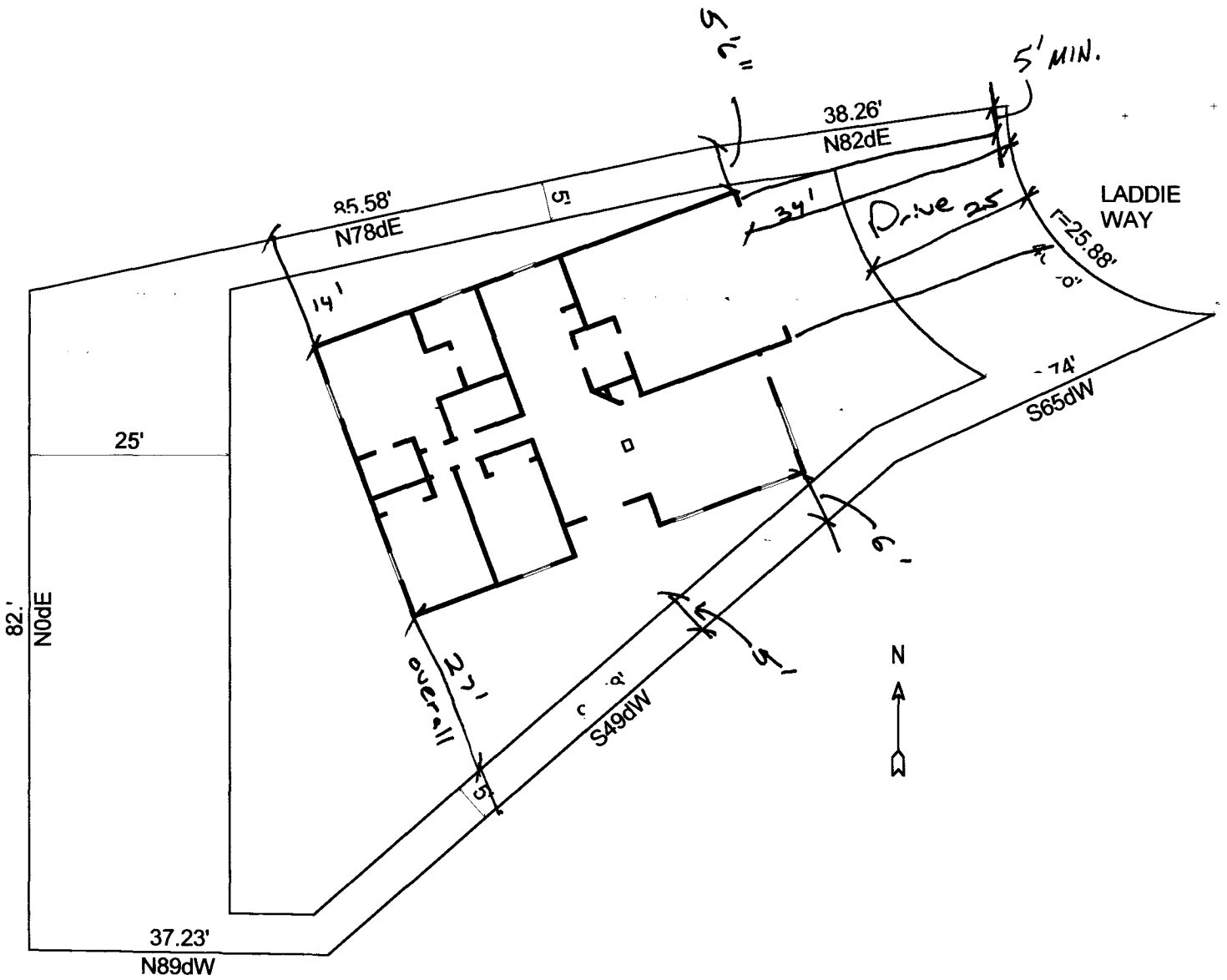
ACCEPTED *Ronnie* 7/12/00

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