

FEE \$ <u>16.00</u>
TCP \$
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. <u>75083</u>



Your Bridge to a Better Community

BLDG ADDRESS 2806 Loddice Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1435
 TAX SCHEDULE NO. 2943-062-00-048 SQ. FT. OF EXISTING BLDGS
 SUBDIVISION Northstar II TOTAL SQ. FT. OF EXISTING & PROPOSED 1435
 FILING 1 BLK 1 LOT 10 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 South Rin Drive USE OF EXISTING BUILDINGS
 (1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Milo R Johnson TYPE OF HOME PROPOSED:
 (2) ADDRESS 2347 South Rin Dr. Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify)
 (2) TELEPHONE 255-8010

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 2
 Maximum Height 35' 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 5/4/00
 Department Approval [Signature] Date 5/10/00

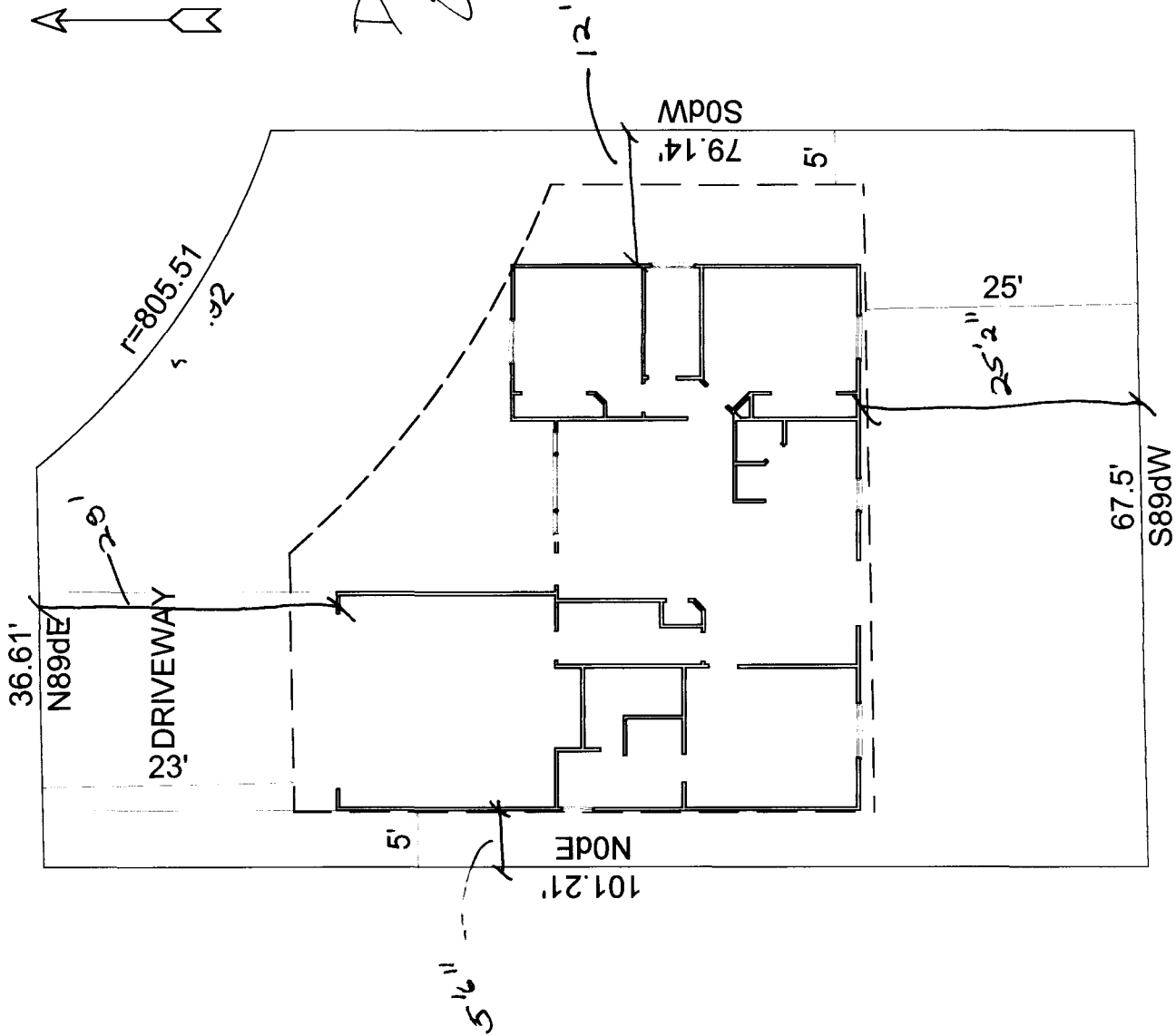
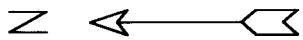
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/Q No. <u>3091</u>
Utility Accounting <u>[Signature]</u>		Date <u>5-10-00</u>	

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)

2306 Laddie

LADDIE WAY



DRIVE OK
Eric J. [Signature]
5/4/00

ACCEPTED
THE CHANGE OF TRACKS MUST
BE APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

5/10