

FEE \$ <u>10.00</u>
TCP \$ <u>—</u>
SIF \$ <u>292.00</u>

New Home

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

BLDG PERMIT NO. 74041



Your Bridge to a Better Community

BLDG ADDRESS Loddie Way 2807 Northster SQ. FT. OF PROPOSED BLDGS/ADDITION 1435

TAX SCHEDULE NO. 2942-062-00-048 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Northster II TOTAL SQ. FT. OF EXISTING & PROPOSED 1435

FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Peck Construction, Spec. NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 2347 S Rm 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2347 South Rm

(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 RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES NO
or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' 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 2/23/00

Department Approval [Signature] Date 2/1/00

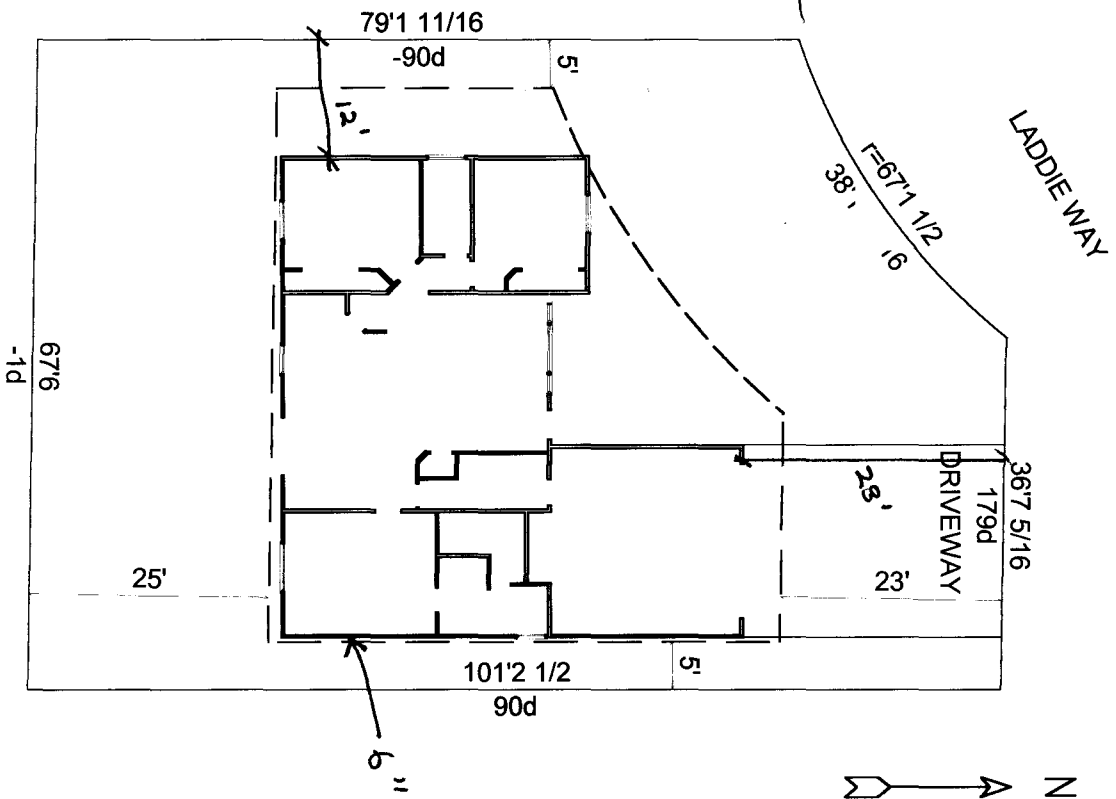
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>12897</u>
Utility Accounting <u>[Signature]</u>	Date	

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
 ANY CHANGE OF SETBACKS MU:
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

1/18/00 3/1/00



Col de Sec

1" = 20'

2807 Laddie Way

DRIVEWAY OK

Erud
 2/23/00