

FEE \$ <u>10⁻</u>
TCP \$
SIF \$ <u>292⁻</u>

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

BLDG PERMIT NO. 74578



Your Bridge to a Better Community

BLDG ADDRESS 2808 LeddicVeg SQ. FT. OF PROPOSED BLDGS/ADDITION 1456

TAX SCHEDULE NO. 2943-062-00-078 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Northstar II TOTAL SQ. FT. OF EXISTING & PROPOSED 1456

FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) OWNER Peak Construction Spec. NO. OF BUILDINGS ON PARCEL
 Before: — 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 M.L. Johnson TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2347 S. Rin Drive

(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 _____ from center of ROW, whichever is greater

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

Maximum Height 32' 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 3/31/00

Department Approval [Signature] Date 4/5/00

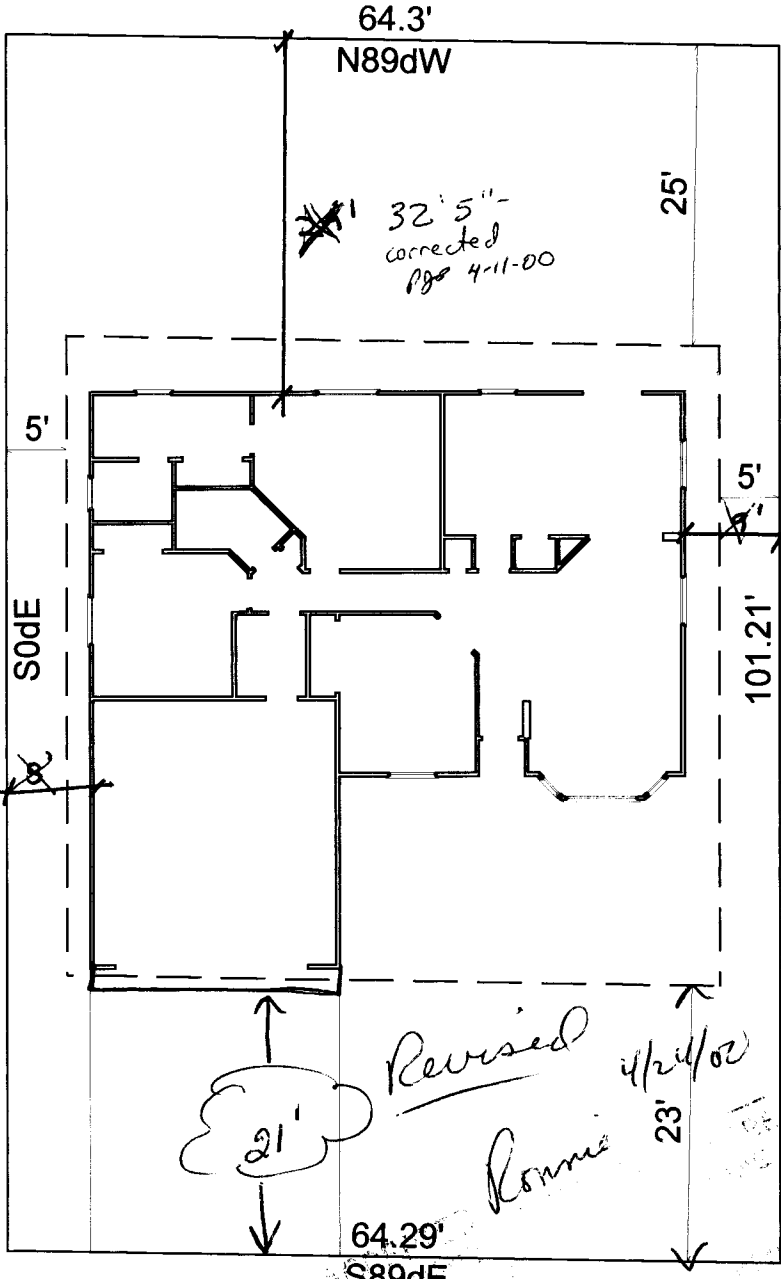
Additional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	W/O No. <u>12999</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-5-00</u>	

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)

2808 Laddie Way

$\frac{1}{16}'' = 1'$



4/15/00 4/5/00
 LOCATED
 AND CHAIN OF SETBACKS MUST
 BE PROVIDED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

8' corrected - pgs 4-11-00

6'10" corrected pgs 4-11-00

Revised
Ronnie 4/24/00

DRIVE OK
Erd R
4/3/00

Laddie Way