

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 74955



Your Bridge to a Better Community

BLDG ADDRESS 2809 Laddie Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1435

TAX SCHEDULE NO. 2943-062-00-048 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Northste - II TOTAL SQ. FT. OF EXISTING & PROPOSED 1435

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:

(1) OWNER Peck Construction Before: — After: 1 this Construction

(1) ADDRESS 2347 South R in A NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 255-8010 Before: — After: 1 this Construction

(2) APPLICANT M. Johnson USE OF EXISTING BUILDINGS —

(2) ADDRESS 2347 S R in A DESCRIPTION OF WORK & INTENDED USE Single Family

(2) TELEPHONE 255-8010 TYPE OF HOME PROPOSED:

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 X 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 4/25/00

Department Approval [Signature] Date 5/9/00

Additional water and/or sewer tap fee(s) are required:	YES <u>—</u>	NO <u>—</u>	W/O No. <u>13067</u>
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Utility Accounting <u>[Signature]</u>	Date <u>5-2-00</u>
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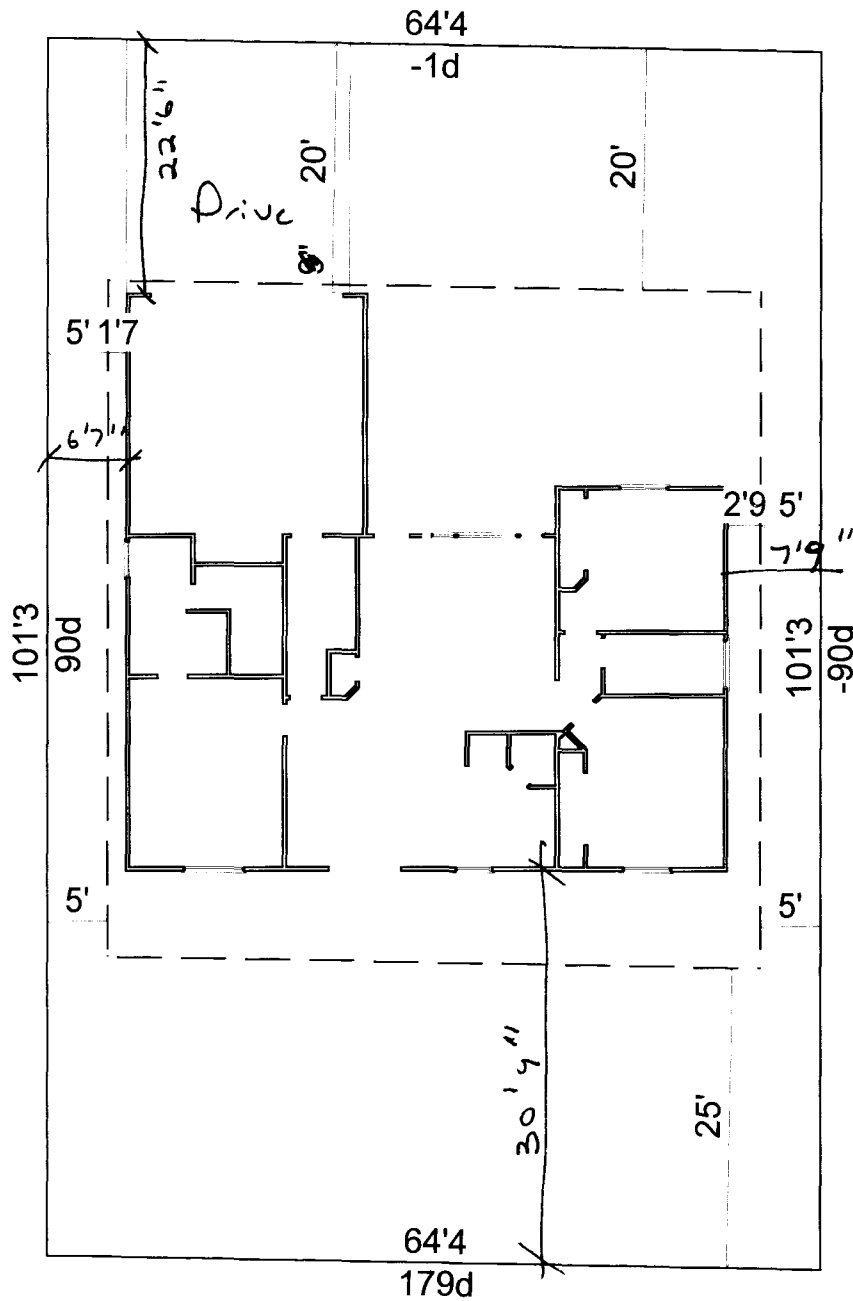
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2809 Laddie Way

1/16" = 1'

Laddie Way



DRIVE OK
Evo ill
4/26/00



ACCEPTED 4/15/00 5/2/00
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.