

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 74176



Your Bridge to a Better Community

BLDG ADDRESS 2810 Ladd: e 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 12 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 South Rind USE OF EXISTING BUILDINGS ---

(1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT Milo Johnson TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2347 S Rind

(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 _____

SETBACKS: Front 20' 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 3/3/00

Department Approval Bonnie Edwards Date 3/14/00

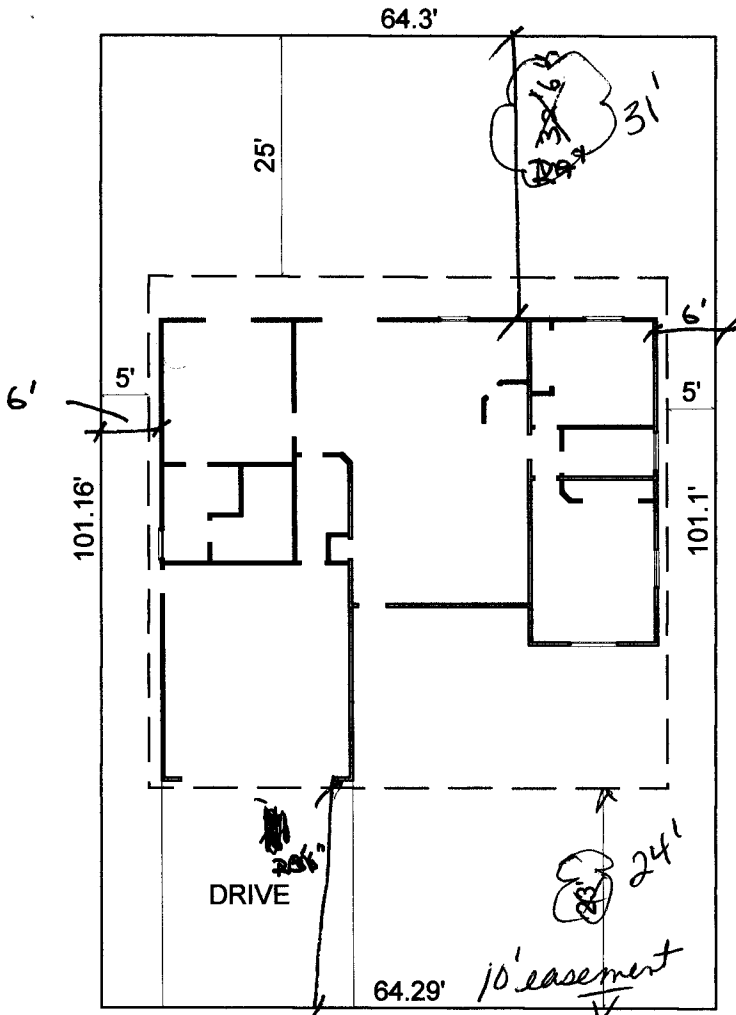
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>12937</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/14/00</u>		

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)

1" = 20'

2810 Laddie Way



revised 3/29/00
okay - RJK



LADDIE WAY

DRIVE OK
Ernie [Signature]
3/6/2000

ACCEPTED
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.
Bonnie 3/14/00