

FEE \$ <u>70-</u>
TCP \$
SIF \$ <u>292-</u>

(24)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74579



Your Bridge to a Better Community

BLDG ADDRESS 2013 Laddie Way SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1497~~ 1226

TAX SCHEDULE NO. 2943-062-00-049 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Northstar II TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1497~~ 1226

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

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

(1) ADDRESS 2347 South Rin Drive USE OF EXISTING BUILDINGS —

(1) TELEPHONE 255-0010 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 Rin Dr

(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 2

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 3/30/00

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>12998</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-5-00</u>

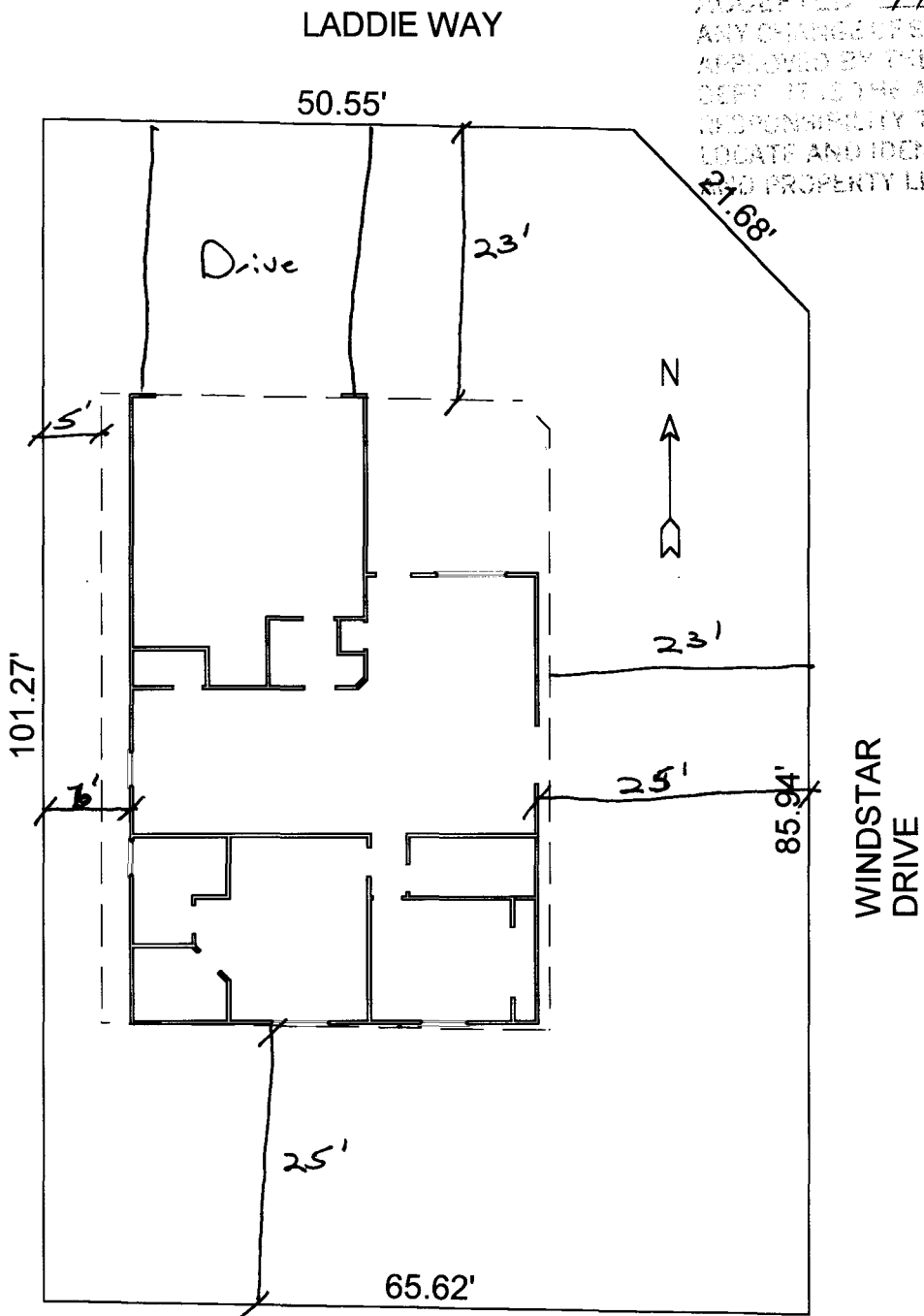
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2013 Laddie Way

1/16" = 1'

ACCEPTED *4/15/00* *4/5/00*
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.



DRIVE OK
Eroth
4/3/00