

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292

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

New home  
 BLDG PERMIT NO. 74221



Your Bridge to a Better Community

BLDG ADDRESS 672 Windster SQ. FT. OF PROPOSED BLDGS/ADDITION 1576

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

SUBDIVISION Northster II TOTAL SQ. FT. OF EXISTING & PROPOSED 1576

FILING 1 BLK 2 LOT 2

NO. OF DWELLING UNITS:  
 Before: — After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:  
 Before: — After: 1 this Construction

(1) OWNER Peck Construction

(1) ADDRESS 2347 S Rind

(1) TELEPHONE 255-8010

(2) APPLICANT Milo Johnson

(2) ADDRESS 2347 S Rind

(2) TELEPHONE 255-8010

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE Single Family

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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)  
 or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL

Permanent Foundation Required: YES  NO

Maximum Height 32' Parking Req'mt 2

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 3/8/00

Department Approval Ronnie 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>5930</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/14/00</u>

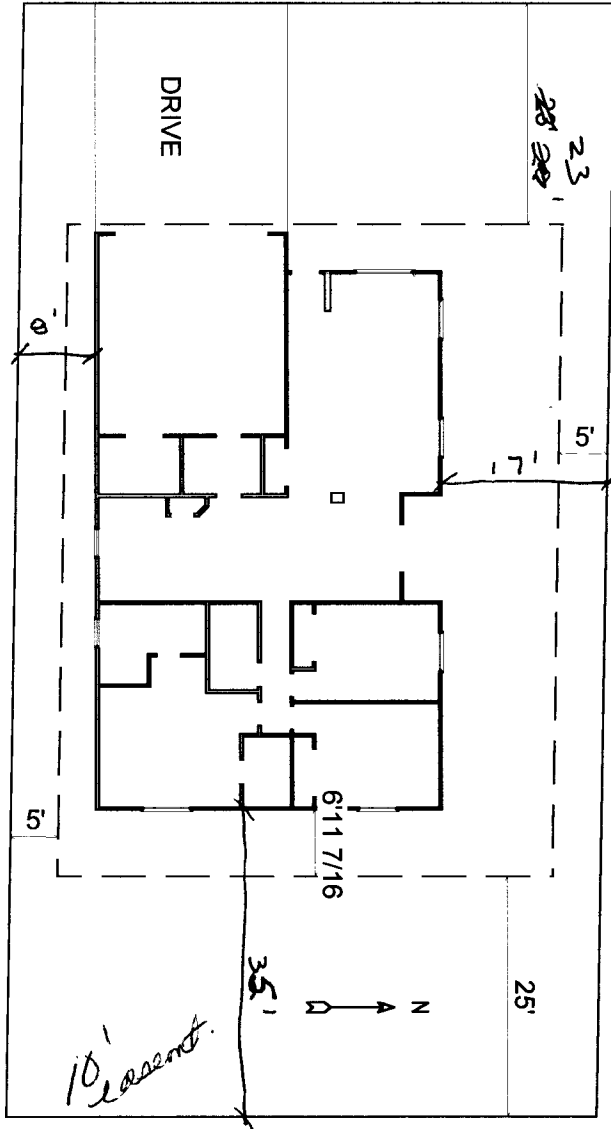
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Setbacks per New Code

1" = 20'

WINDSTAR



672 Windstar

DRIVE OK  
Erow  
3/8/00

ACCEPTED *Ronnie* 3/14/00  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE ALL UTILITY EASEMENTS AND PROPERTY LINES.