

FEE \$ <u>70</u>
TCP \$ <u>0</u>
SIF \$ <u>292</u>

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

BLDG PERMIT NO. 74590



Your Bridge to a Better Community

BLDG ADDRESS 674 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 3 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 S.R.in D. 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.R.in D.

(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 23' 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 4/1/00

Department Approval Ronnie Edwards Date 4-3-00 4-24-00

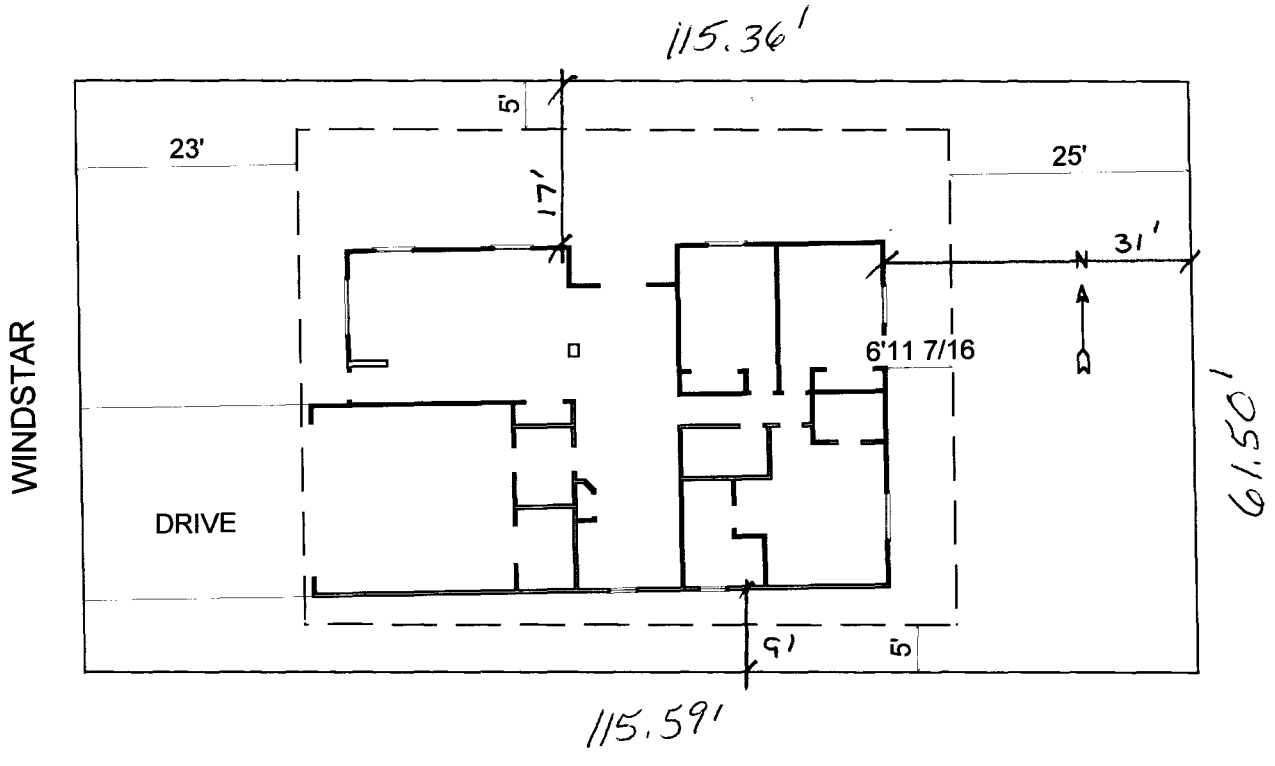
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/Q No. <u>13043</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/24/00</u>	

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)

674 Windstar

1" = 20'



lot dimensions?

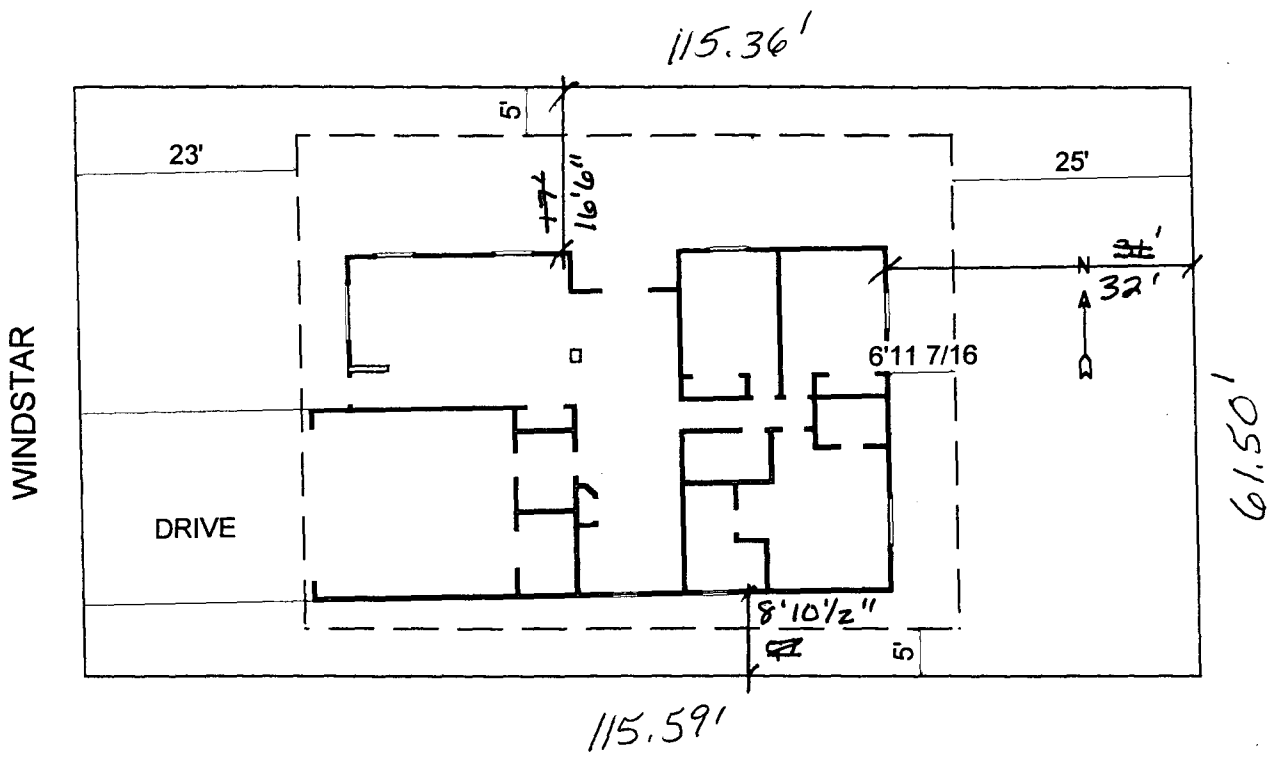
DRIVE OK
Eric [signature]
4/3/00

Ronnie 4/24/00

THIS DOCUMENT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE LOCATION AND IDENTIFICATION OF PROPERTY LINES AND PROPERTY LINES.

674 Windstar

1" = 20'



lot dimensions?

Revised
 ACCEPTED SLC 5/2/00
 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.

DRIVE OK
 End *HL*
 4/3/00

Ronie 4/24/00
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED
 HEREIN IS TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF. I AM AWARE OF THE
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.