

FEE \$ pd-w/

BLDG PERMIT NO. 41735

VAR-95-45

PLANNING CLEARANCE

(~~site plan review, multi-family development, non-residential development~~)

Grand Junction Community Development Department

22-4940-01-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3320 Northridge Dr TAX SCHEDULE NO. 294502318023

SUBDIVISION Northridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120

FILING 3 BLK 3 LOT 17 SQ. FT. OF EXISTING BLDG(S) 3200

(1) OWNER Gerald M Miller NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 3320 Northridge Dr

(1) TELEPHONE 245-7899 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Same as Above USE OF ALL EXISTING BLDGS Home

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE _____ Addition

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front 20 from Property Line (PL) or Parking Req'mt NA
_____ from center of ROW, whichever is greater

Side 7 from PL Rear 30* from PL Special Conditions: VAR 95-45 Approved
by BOA 4/12/95 - 23' setback

Maximum Height 32'

Maximum coverage of lot by structures 35% CENSUS TRACT 10 TRAFFIC ZONE 20

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature G.M. Miller Date 4/12/95

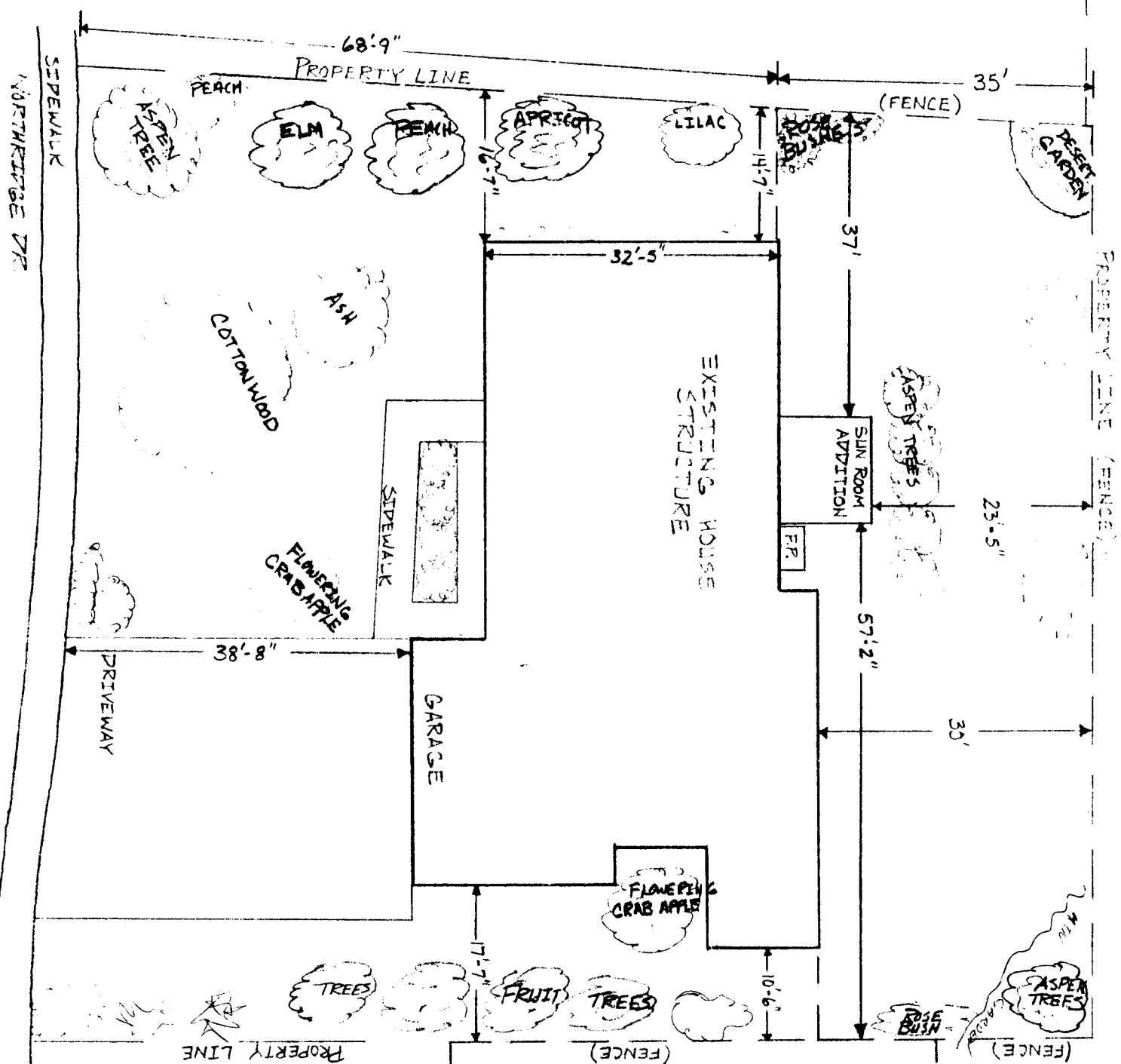
Department Approval Kristen J. [Signature] Date 4/12/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A no change SF used

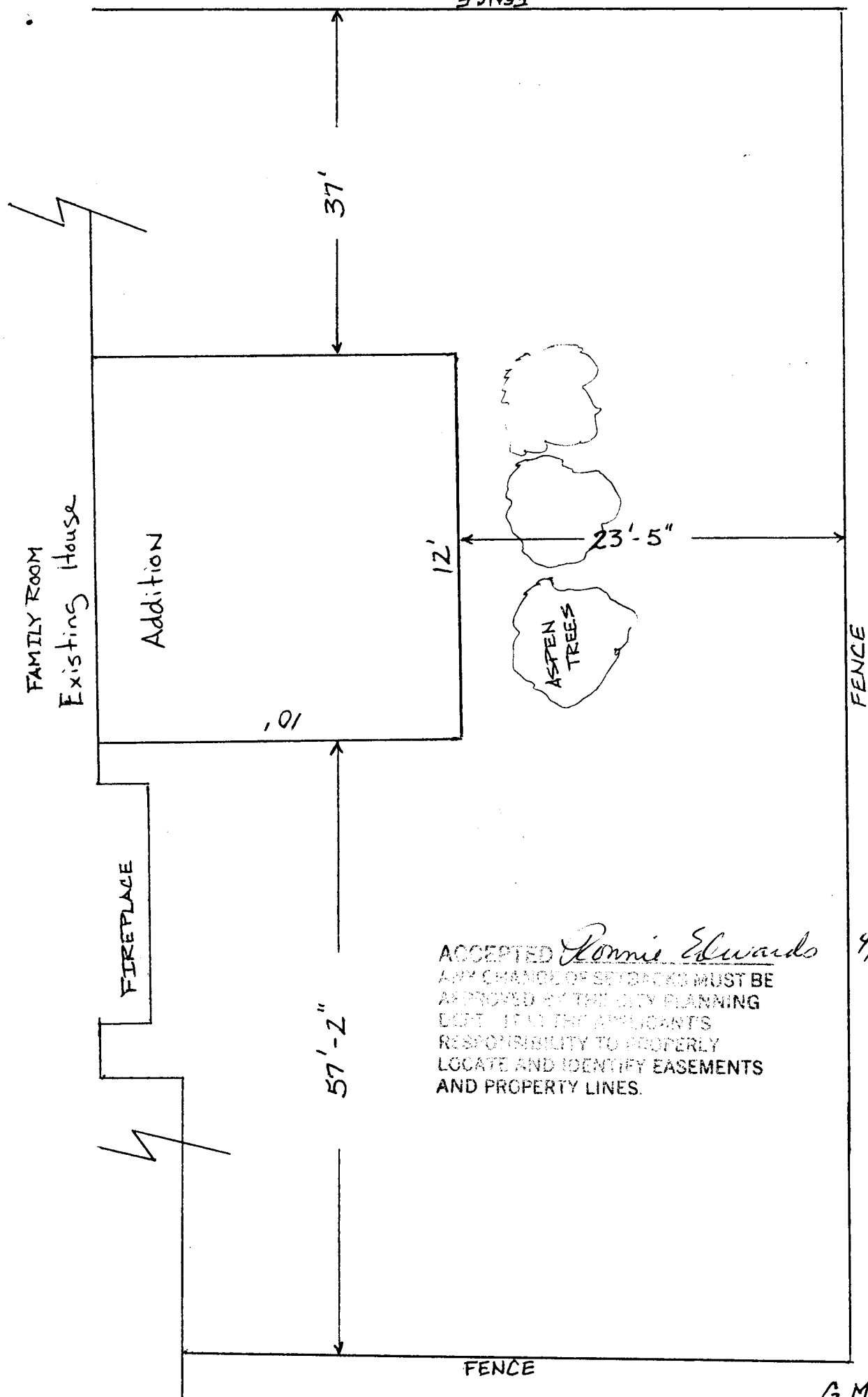
Utility Accounting Millie Fowler Date 4-12-95

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

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



ACCEPTED KVA 4/12/95
 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.



ACCEPTED *Ronnie Edwards* 4/12/95
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G. MILLER ADDITIO
 3320 NORTHRIDGE DR