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TCP \$	—

BLDG PERMIT NO. 57005
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### PLANNING CLEARANCE

For: Linda Warzecha (Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

3022-4960-03-6

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 3336 Northridge Dr. TAX SCHEDULE NO. 2945-023-18-015  
 SUBDIVISION Northridge Estates #3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x28  
 FILING 3 BLK 3 LOT 15 SQ. FT. OF EXISTING BLDG(S) 3500 ±  
 (1) OWNER Craig Marsh NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3336 Northridge Dr.  
 (1) TELEPHONE 970-241-4491 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS home  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ new storage shed

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENS.T. 10 T.ZONE 20 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

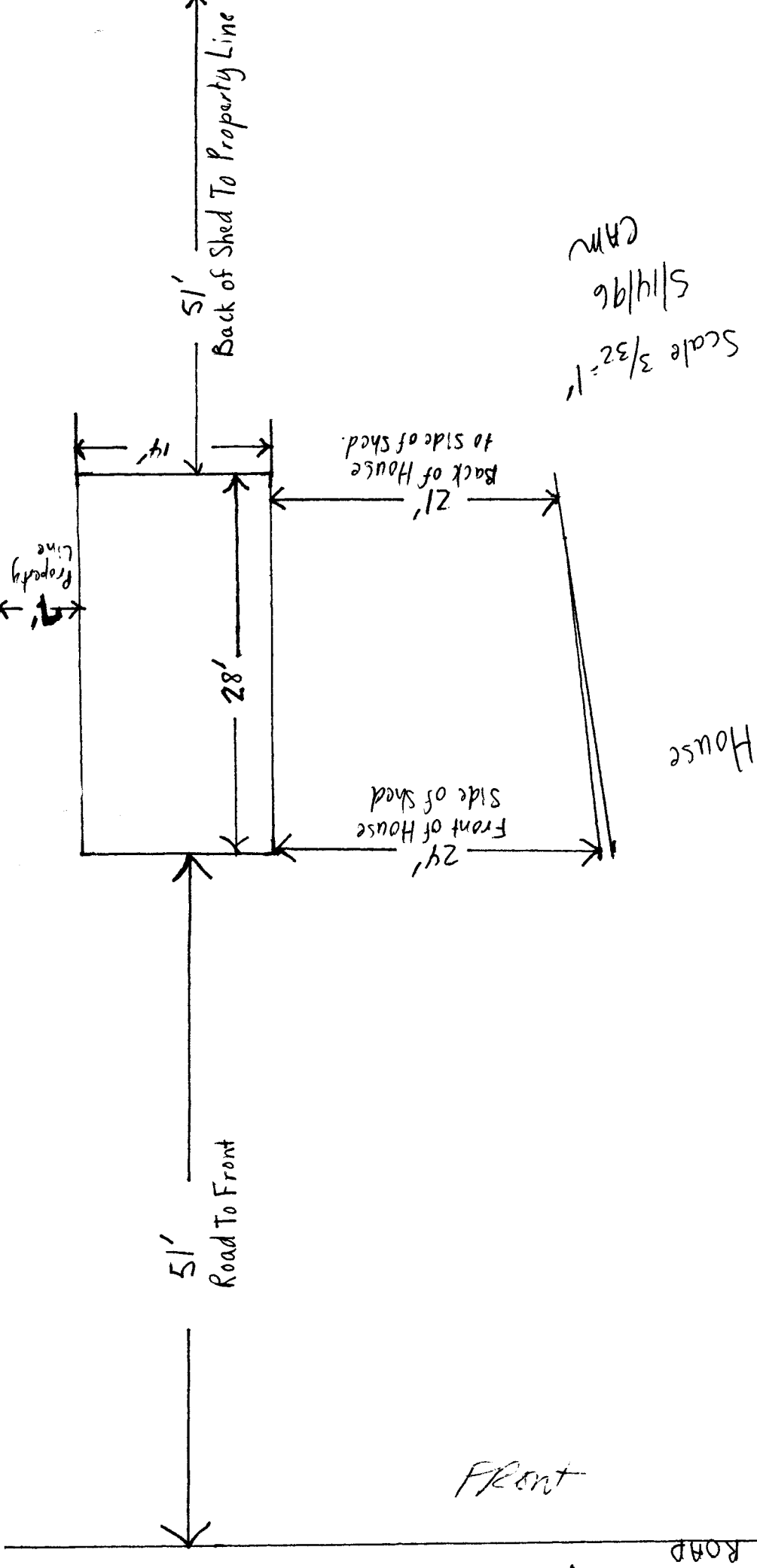
Applicant Signature [Signature] Date 5/15/96  
 Department Approval [Signature] Date 5/15/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/F use  
 Utility Accounting [Signature] Date 5-15-96

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)

3336 Northbridge Dr

Scale 3/32" = 1'  
5/14/96  
CAM



House

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.

*[Signature]*  
5/15/96

Front

Northbridge Dr

ROAD

Marcia

# CITY OF GRAND JUNCTION

COMMUNITY DEVELOPMENT DEPARTMENT • CODE ENFORCEMENT DIVISION  
2549 RIVER ROAD • GRAND JUNCTION, CO 81505 • 970 244-1593 • FAX: 970 244-1427

## MEMORANDUM

TO:

RE: boat shelter

Mr. Craig Marsh  
3336 Northridge Dr.  
Grand Jct., CO 81506

CASE NO: 96-2929

FROM: N. McHally

DATE: 5/8/96

Dear Sir: Enclosed you will find copies of Codes 4-2-4, 2-1-2, and the definition of a structure. This will give you information regarding setback requirements in your zone and types of construction which require Planning review and approval. If your neighborhood is covenant controlled it is your responsibility to contact your homeowners' association. Thank you.

**4-2-4 RSF-4 (RESIDENTIAL SINGLE FAMILY) - NOT TO EXCEED FOUR UNITS PER ACRE.** This zone provides for low density single family development within urban areas. Developments of this density shall be provided with complete urban services and facilities, e.g. water, sewer, streets, and other utilities.

- A. Minimum lot area ..... 8,500 sq. ft.
- B. Maximum units per gross acre ..... 4
- C. Bulk Requirements
  - 1. Minimum street frontage ..... 20 feet
  - 2. Maximum height of structures ..... 32 feet
  - 3. Minimum lot width (at structure site for principal structure) ..... 75 feet
  - 4. Minimum side yard setback
    - Principal structure ..... 7 feet
    - Accessory structure (on rear half of parcel) ..... 3 feet
  - 5. Minimum rear yard setback
    - Principal structure ..... 30 feet
    - Accessory structure ..... 10 feet
  - 6. Minimum front yard setback (from centerline of right-of-way)  
(see also Section 5-1-7)
    - Principal arterial ..... 75 feet
    - Minor arterial ..... 65 feet
    - Collector ..... 50 feet
    - Local ..... 45 feet
  - 7. Maximum coverage of lot by structures ..... 35%
- D. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

**CHAPTER TWO**  
**GUIDE TO THE USE OF THE CODE**

**2-1 REVIEW AND APPROVAL REQUIREMENTS**

The policies and regulations in this Code apply to the use and development of land in the City. Any person proposing a land use or development will need to know the answers to the following questions:

- A. Is the proposal one that requires a review and approval under this Code?
- B. If the proposal requires a review and approval, what is the required procedure?
- C. What are the standards for evaluating the proposal?

**2-1-1 DEVELOPMENT PROPOSALS** - Examples of some of the types of development proposals which require prior approval are listed as follows:

- A. Rezoning (which includes the rezoning action occurring for a Planned Development)
- B. Special Use
- C. Conditional Use
- D. Subdivision of Any Parcel of Land
- E. The Plan of Development in Planned Developments
- F. Vacation of Public Right-of-Way or Easement
- G. Dedication of Public Right-of-Way
- H. Annexation
- I. Modifying Side, Front, or Rear Yard Setbacks
- J. Site Development

**2-1-2 CONSTRUCTION PROPOSALS** - Examples of some of the types of construction proposals which require review and approval are:

- A. construction, alteration, demolition, erection or moving of any structure, mobile home, or sign including painting of signs on buildings, walls or fences; and

nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

### **STRUCTURE**

Anything constructed or erected which requires location on or in the ground or is attached to something having a location on the ground or anything as defined by the Uniform Building Code. Structures do not include ditches and their appurtenances, poles, lines, cables, or transmission or distribution facilities of public utilities, freestanding mailboxes, on-grade slabs, walks, driveways, landscaping materials or fences.

### **SUBCOMMUNITY**

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### **SUBDIVISION**

The division of a parcel of land into two or more parcels, separate interests, or interests in common, unless exempted under the provisions of this Code. Unless the method of disposition is adopted for the purpose of evading this Code, the term "subdivision" shall not apply to any division of land:

1. Which is created by order of any court in this State, but only if the City has received notice of the proposed order so that the City may object thereto, as its interests may dictate;
2. Which is created by a lien, mortgage, deed of trust, or any other security instrument which became effective prior to June 1, 1989;
3. Which is created by a security or unit of interest in any investment trust regulated under the laws of this State or any other interest in any investment entity which became effective prior to June 1, 1989;
4. Which creates cemetery lots;
5. Which creates an interest or interests in oil, gas, minerals or water which are now or hereafter severed from the surface ownership of real property; or
6. Which is created by the acquisition of an interest in land in the name of a husband and wife or other persons in joint tenancy or as tenants in common, so long as no partition occurs without notice having been given to the City so that the City may object thereto, as its interests may dictate; any such interest shall be deemed, for the purposes of this Code, as only one interest.

### **SURVEYOR**

A land surveyor registered by the State of Colorado.