

FEE \$ = 70.00
 TCP \$
 SIF \$

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

BLDG PERMIT NO.

AKC



Your Bridge to a Better Community

BLDG ADDRESS 354 Northridge Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 120
 TAX SCHEDULE NO. 2945-023-22-007 SQ. FT. OF EXISTING BLDGS 1980
 SUBDIVISION Northridge Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2100
 FILING 3 BLK 6 LOT 7 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Randal & Amy Reed NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 354 Northridge Dr. USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 248-9899 DESCRIPTION OF WORK & INTENDED USE Garden Shed
 (2) APPLICANT Randal S. Reed TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) _____

PAID
JUL 6 - 2007
CMC

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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 17 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 Randal S. Reed Date _____
 Department Approval Michele Wagner Date 7/6/07

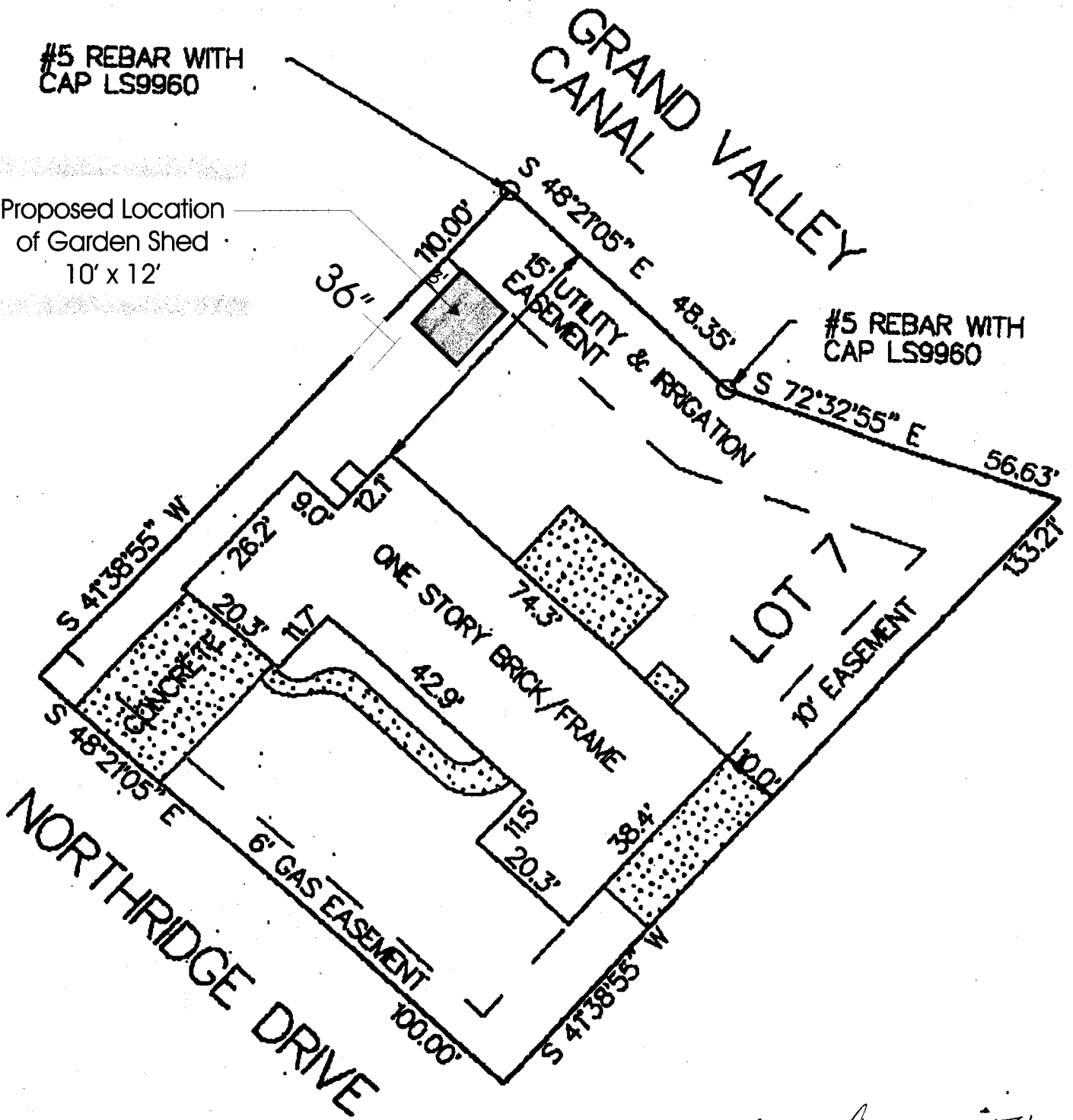
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no disburse</u>
Utility Accounting	<u>Michele</u>	Date	<u>7/6/07</u>

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)

#5 REBAR WITH
CAP LS9960

Proposed Location
of Garden Shed
10' x 12'



#5 REBAR WITH
CAP LS9960

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.

Asli Aragon 7/16/01