

FEE \$ 10⁰⁰
 TCP \$ 0
 SIF \$ 292⁰⁰

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

BLDG PERMIT NO. _____

Building Address 115 N. 4th St., SUITE 206 No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. TBD 2945-143-53010 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision REED BLDG. CONDO Sq. Ft. of Lot / Parcel 15625
 Filing _____ Block 102 Lot 17-21 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 15625
 Height of Proposed Structure _____

OWNER INFORMATION:

Name REED BUILDING DEVELOPMENT LLC
 Address Box 3057
 City / State / Zip GRD Jct CO 81502

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970 254 8028

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 1

NOTES: 1 OF 6 NEW RESIDENTIAL CONDOS IN REMODELED BUILDING

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 <u>B-2</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>Per Plat</u> from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>N/A</u> (Engineer's Initials)		

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).

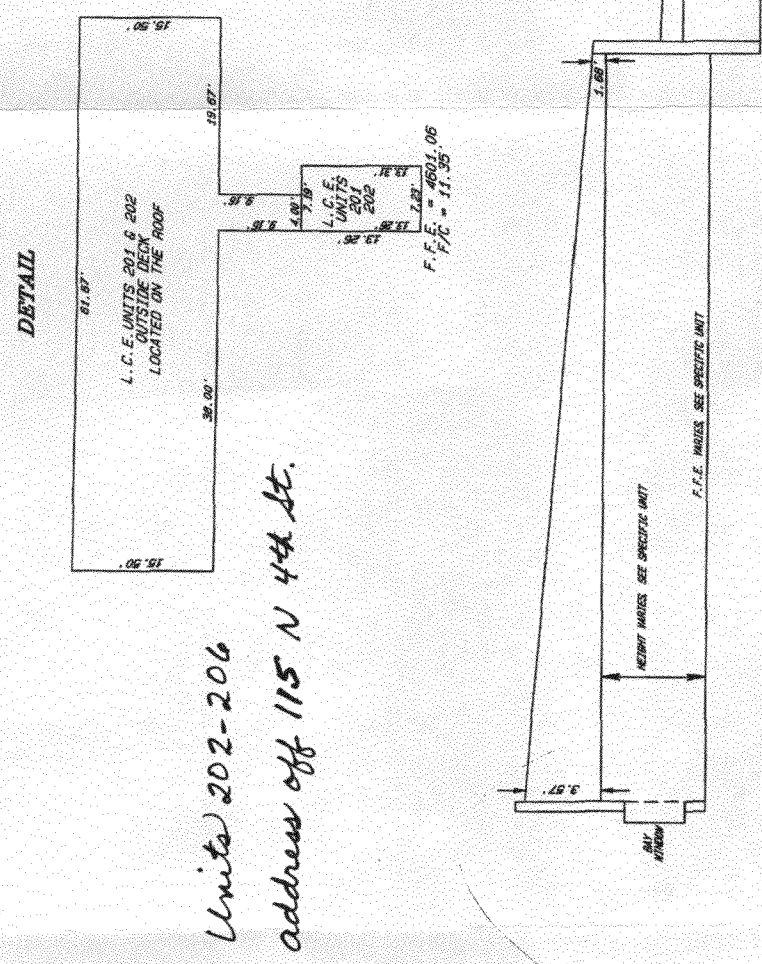
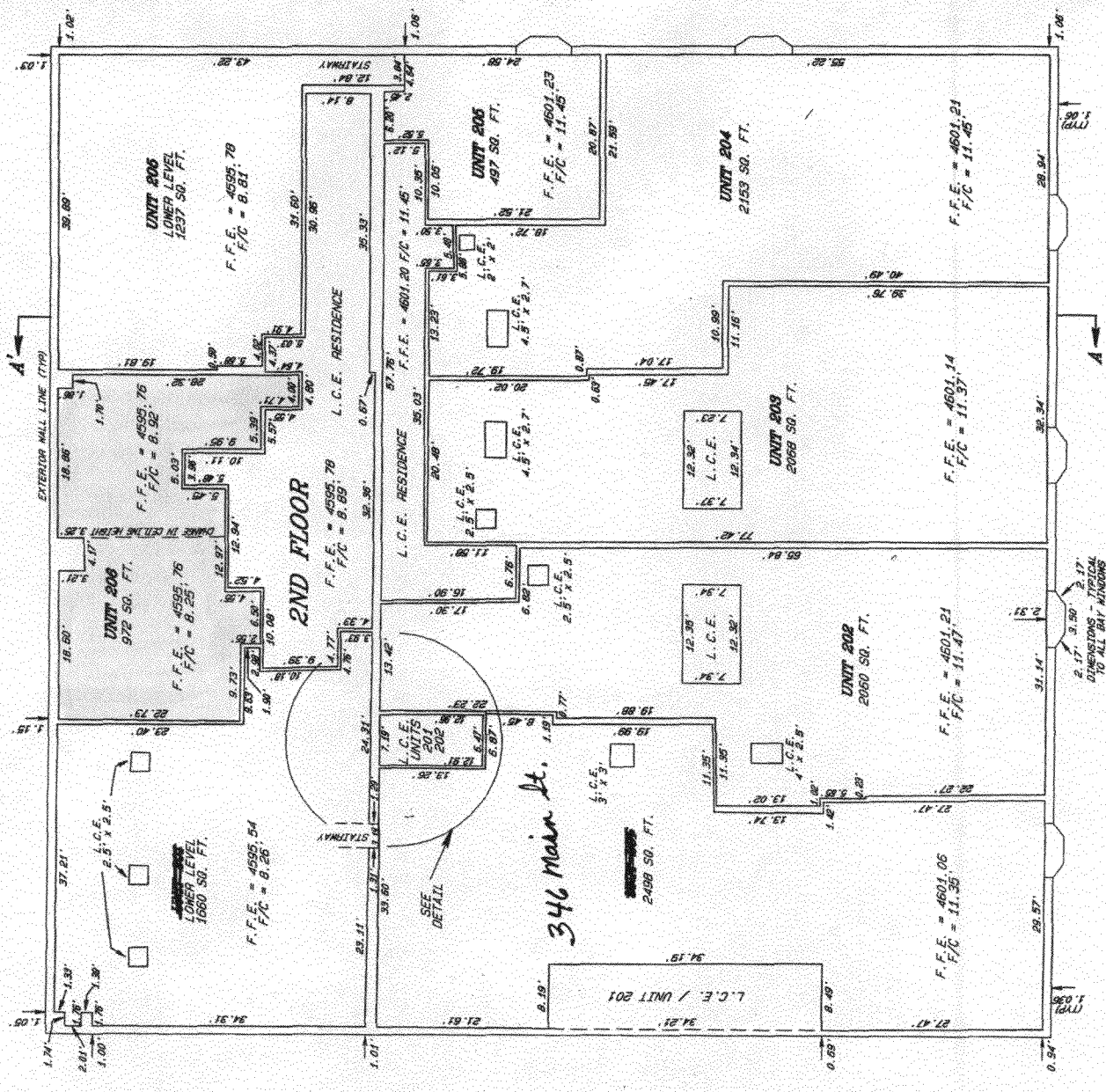
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7/28/05
 Department Approval [Signature] Date 7/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>EXISTING CREDIT #4302</u>
Utility Accounting <u>[Signature]</u>	<u>1500</u>	Date <u>7/29/05</u>	

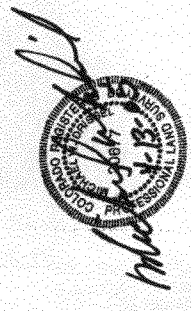
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CONDOMINIUM MAP OF REED BUILDING CONDOMINIUM



Units 202-206
address off 115 N 44th St.

ACCEPTED S/C 7/29/05
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.



SURVEY NOTE

LIMITED COMMON ELEMENTS SHOWN WITHIN THE UNITS ARE SKY LIGHTS THAT PROTRUDE FROM THE CEILING LINE TO THE ROOF LINE AND BELONG TO THAT SPECIFIC UNIT.
L.C.E. RESIDENCE MEANS LIMITED COMMON ELEMENTS BELONGING TO ALL RESIDENTIAL UNITS 201 - 206.



REED BUILDING CONDOMINIUM
LOCATED IN THE
SW 1/4 SEC. 14, T1S, R1W, U1M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.H.D.	Checked By	S.L.H.	Job No.	802-04-01
Drawn By	T.M.D.	Date	APRIL 2004	Sheet	4 OF 4