

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 115 N. 4th St., Suite 203 No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. ~~2945-143-53007~~ 2945-143-53007 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision REED BUILDING CONDOMINIUM 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 3067
 City / State / Zip GRAND JUNCTION, 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): _____

NOTES: 1 OF 6 NEW RESIDENTIAL CONDO
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 <input type="checkbox"/>		
Side <u>Per Plot</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).

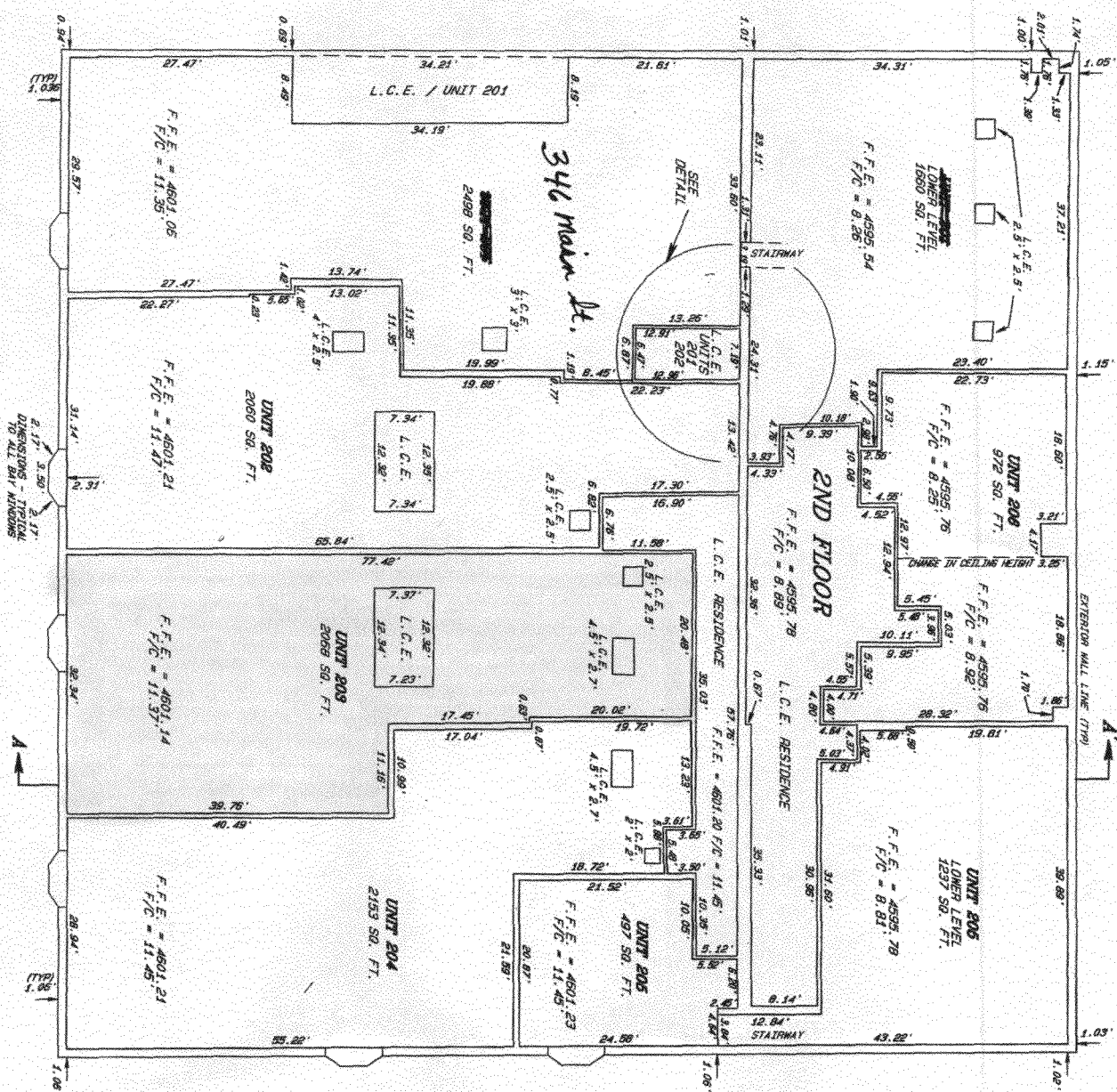
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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 fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>EXISTING COU #1302</u>
Utility Accounting <u>[Signature]</u>	<u>LEW</u>	Date	<u>7/29/05</u>

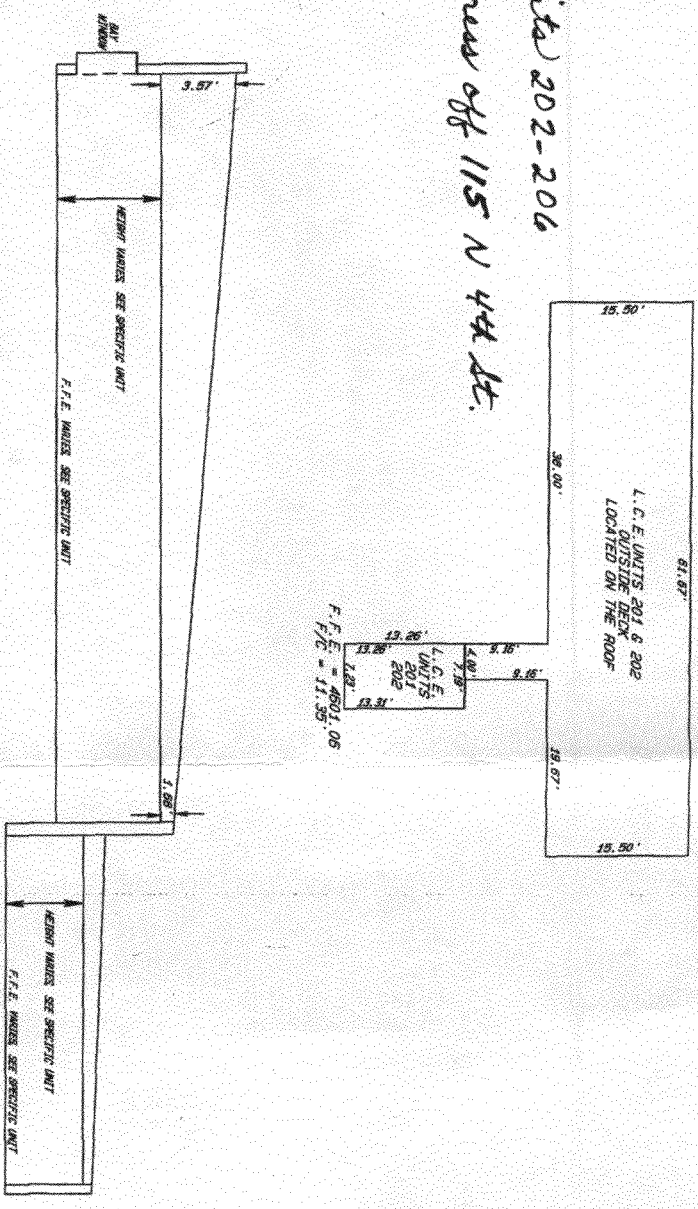
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CONDOMINIUM MAP OF REED BUILDING CONDOMINIUM

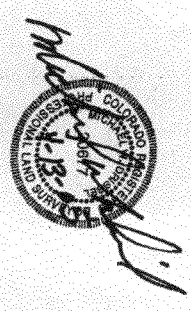


Units 202-206
address off 115 N 4th St.

DETAIL



ACCEPTED see 7/22/05
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 PROJECT 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) 846-8749

Prepared by	M.K.D.	Checked by	S.L.H.	Job No.	802-04-01
Drawn by	INDOZEN	Date	APRIL 2004	Sheet	4 OF 4

