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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

166179-10154

Building Address 3422 Northridge Dr
 Parcel No. 2945-023-18-010
 Subdivision NORTHRIDGE ESTATES
 Filing 3 Block 3 Lot 10

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2547 Sq. Ft. Proposed 3090
 Sq. Ft. of Lot / Parcel ~11,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Existing ~3650 Proposed ~~4120~~ ~3890
 Height of Proposed Structure 1 STORY

OWNER INFORMATION:

Name CHINLE PLAZA LLC
 Address 3359 STAR CT
 City / State / Zip GRAND JCT CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CRAIG SHELLEY / CHINLE PLAZA LLC
 Address 3359 STAR CT
 City / State / Zip GRAND JCT CO 81506
 Telephone 970 250 7490

***TYPE OF HOME PROPOSED:**

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

NOTES: ADDITION OF GARAGE, EXISTING GARAGE CONVERTED TO LIVING SPACE

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (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).

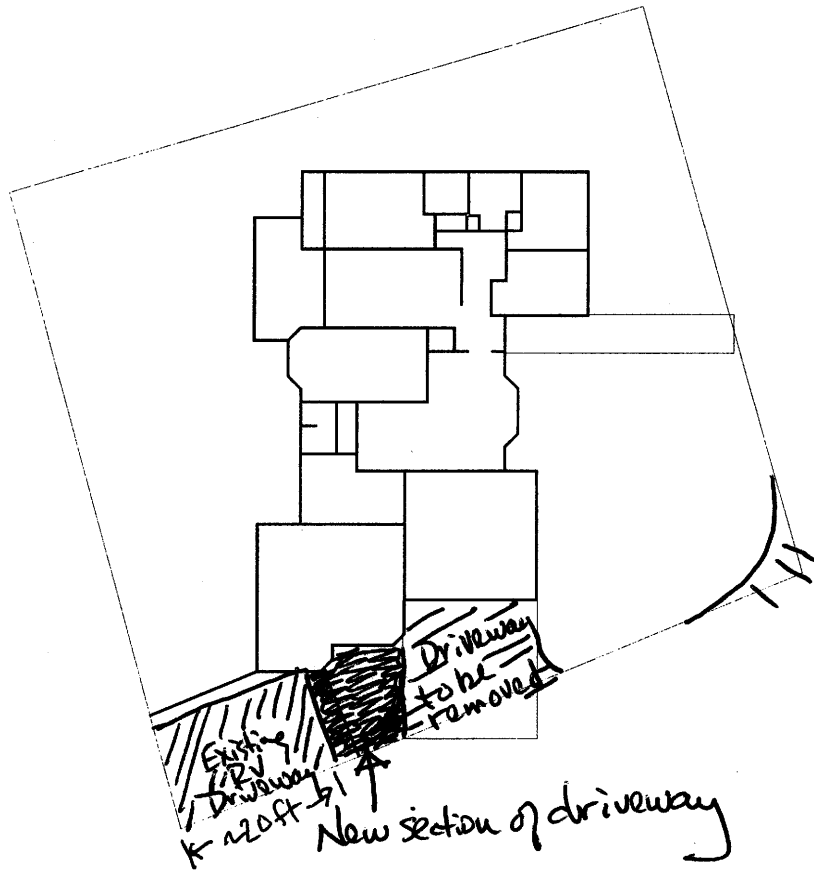
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Craig A Shelley Date 12/13/07
 Department Approval Paul Hornbeck Date 12/13/07

Additional water and/or sewer tap fee(s) are required: YES NO W/Q No extra space
 Utility Accounting Dottie Kover Date 12/17/07 no separate

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)

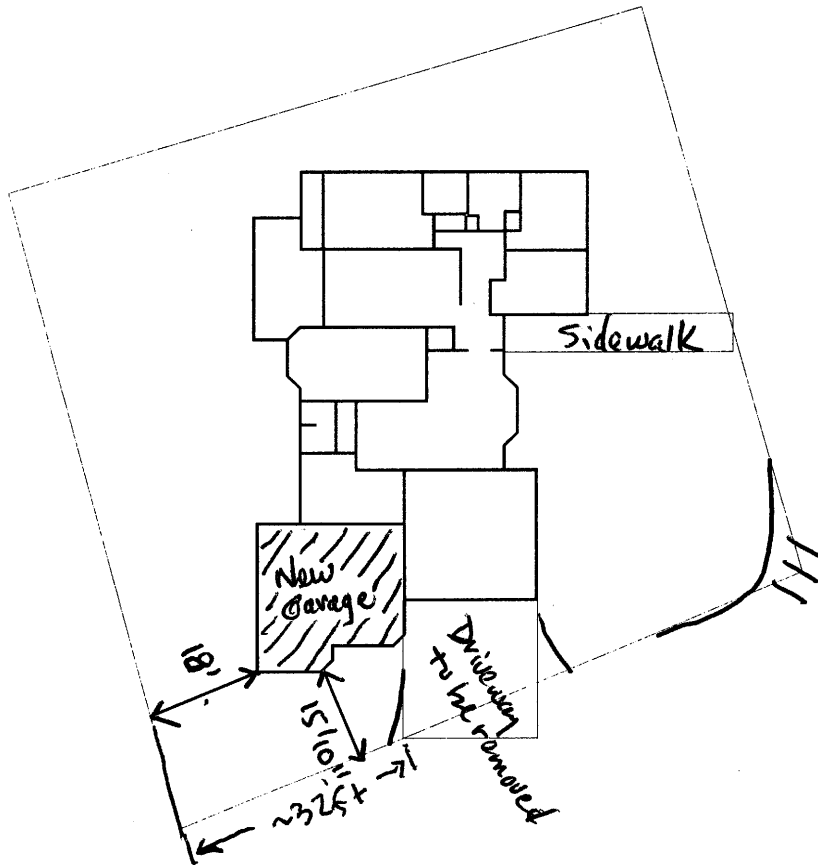
Driveway detail



Drive OK
PH

ACCEPTED *Paul Henlock*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

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December 13, 2007

To Whom It May Concern:

Per Zoning and Development Code 3.2 E 3 Setback Averaging, 3422 Northridge Drive (parcel number 2945-023-18-010) has been approved with a front setback of 15'10."

According to the applicant the front setbacks of the two adjacent properties are 17'8" at 3410 Northridge Dr and 14' at 325 Northridge Dr. These numbers are supported through measurement in GIS. Averaging these setbacks yields 15'10."

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa E Cox". The signature is written in a cursive, flowing style.

Lisa Cox
Planning Manager

Notes:

3410 Northridge Dr front set back is 17' 8"

325 Northridge Dr front set back is 14'

Average set back of 3410 and 325 Northridge Dr is 15' 10"

This is the set back that will be used for the new garage.

The front set back for the existing house is 12' 3".

The existing garage will be converted to living space. The existing driveway for the garage will be removed and landscaped. An existing RV driveway will become part of the driveway for the new garage. A small section of new driveway will be added.