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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Ref # 10172-0

Building Address 3211 NORTHERIDGE DR. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-023-16-007 Sq. Ft. of Existing Bldgs 3900 Sq. Ft. Proposed 198
 Subdivision NORTHERIDGE Sq. Ft. of Lot / Parcel 11,020.68
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5103 46%
 Height of Proposed Structure 11 feet

OWNER INFORMATION:

Name CONI ANTHONY
 Address 3211 NORTHERIDGE DR.
 City / State / Zip G.I. CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): garage extension 9'x22'

APPLICANT INFORMATION:

Name CONI ANTHONY
 Address SAME
 City / State / Zip _____
 Telephone 970-263-8780

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 PLANNING 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 Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

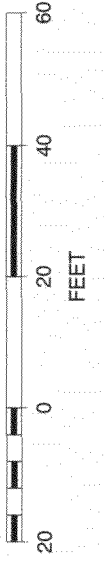
Applicant Signature Coni Anthony Date 6-26-09
 Planning Approval Pat Deenlyz Date 6/26/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/26/09</u>		

3211 Northridge Dr



SCALE 1 : 344



Accepted for Denial 6/26/09
ACCEPTED FOR DENIAL
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.

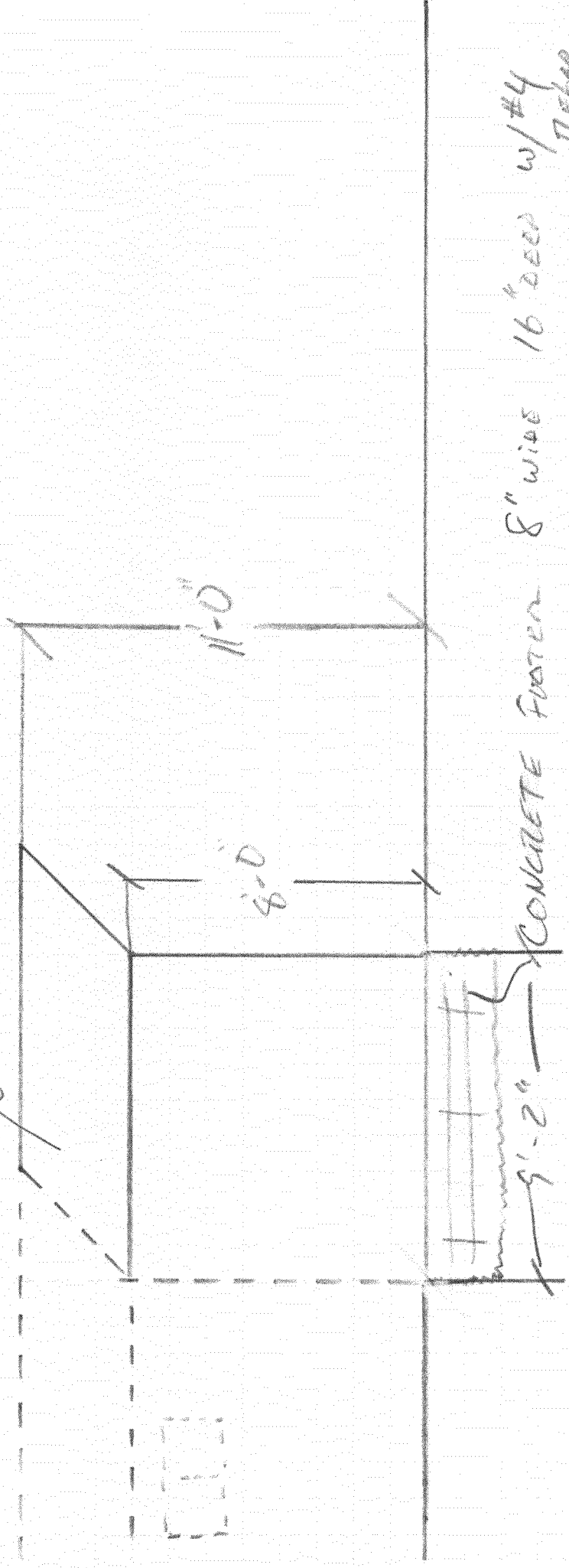
3211 Northridge Dr
 Game Lincorn

SIDE VIEW

- 2x4 walls
- 1/2" OSB SHEATHING
- 3/8" COMPOSITE SIDING
- VAPOR BARRIER
- SOFT VENTS
- Gable Vent

Asphalt Shingles
 w/ Tear Paper

EXISTING
 GARAGE



ACCEPTED Pat Design 6/24/09
 ANY CHANGE OF SPECIFICATIONS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

8" wide 16" DEEP w/#4 rebar

324 Northridge Dr.
Grand Junction

TOP VIEW

Scale
1/4" = 1'

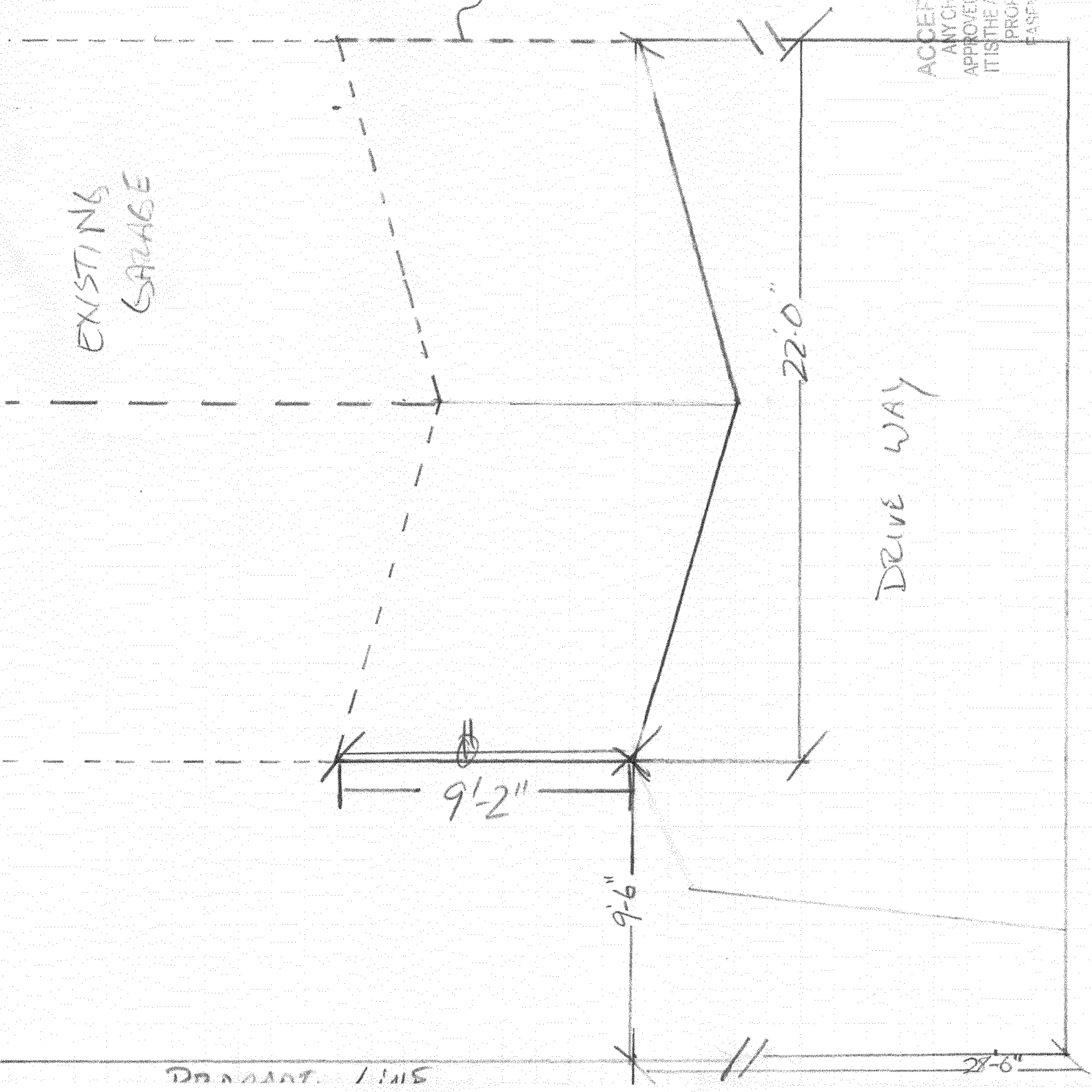
EXISTING
RETAINING WALL

NORTH

EXISTING
GARAGE

DRIVE WAY

ACCEPTED *Pat Dunlap 4/16/09*
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APPROVED BY THE CITY PLANNING DIVISION.
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EASEMENTS AND PROPERTY LINES.



DRAWN BY: [unclear]