

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 81632



Your Bridge to a Better Community

BLDG ADDRESS 688 26 1/2 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 410  
TAX SCHEDULE NO. 2945-021-03-011 SQ. FT. OF EXISTING BLDGS 2545  
SUBDIVISION CHESTRIDGE ANNEX TOTAL SQ. FT. OF EXISTING & PROPOSED 2955  
FILING 47833 BLK \_\_\_\_\_ LOT 5 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER ROBERT BICKLEY NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction  
(1) ADDRESS 688 26 1/2 RD USE OF EXISTING BUILDINGS HOME  
(1) TELEPHONE (970) 243-0334 <sup>CELL</sup> 261-3280 DESCRIPTION OF WORK & INTENDED USE HOME - Addition  
(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED: w/ Bathroom  
(2) ADDRESS same \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
(2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 Other (please specify) ADDITION BATHROOM

**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 RSF2 Maximum coverage of lot by structures 30%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 15' from PL, Rear 30' from PL Parking Req'mt NO change  
Maximum Height 35' Special Conditions single family use only  
CENSUS 10 TRAFFIC 20 ANNEX# \_\_\_\_\_

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 9/20/01  
Department Approval [Signature] Date \_\_\_\_\_

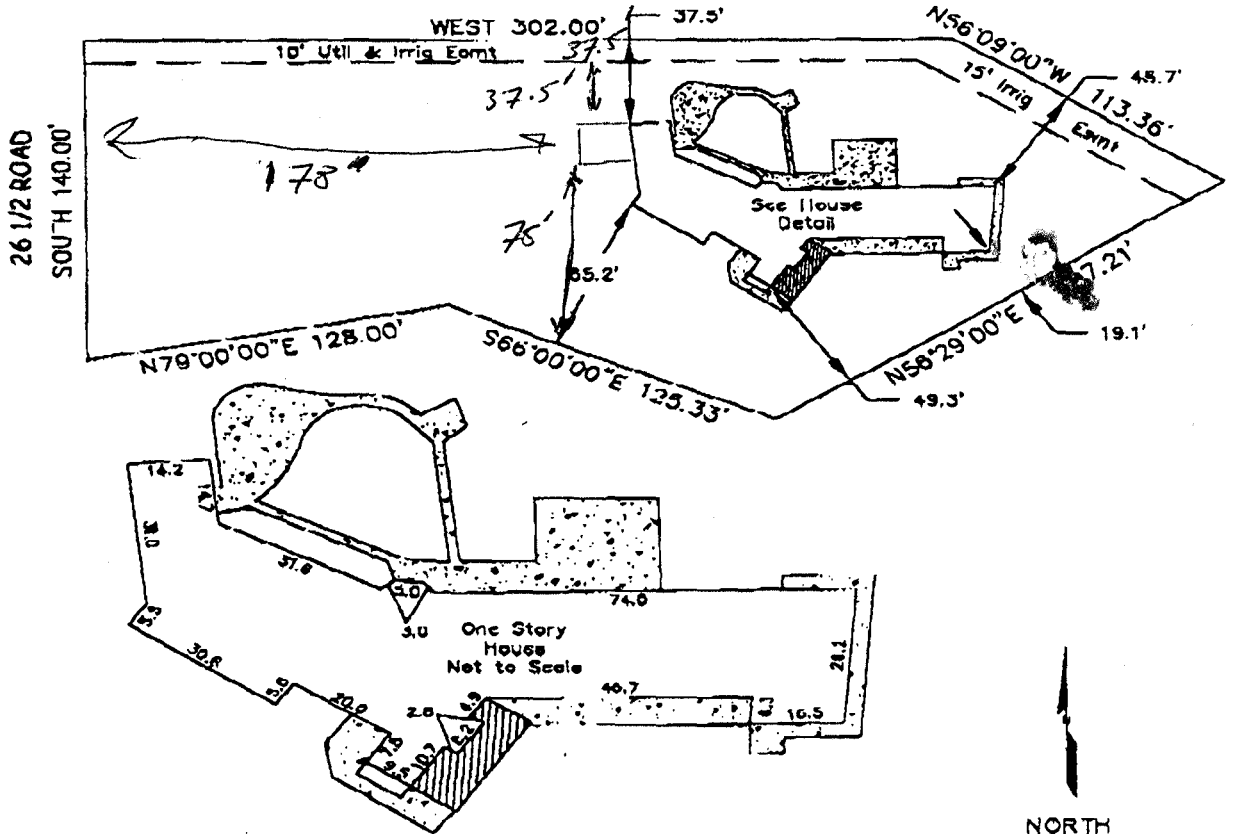
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Home</u>
Utility Accounting	<u>Kate Heet</u>	Date	<u>9/20/01</u>

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)

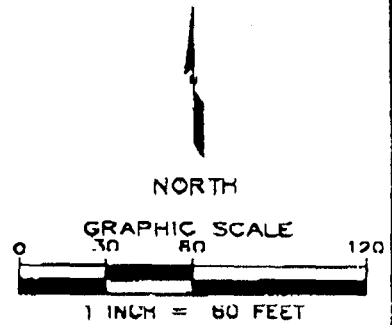
NOTE: ADDITION LOCATION IN RED

IMPROVEMENT LOCATION CERTIFICATE

688 26.5 Road, Grand Junction, CO 81506  
Lot 5, CRESTRIDGE ANNEX, Mesa County, Colorado

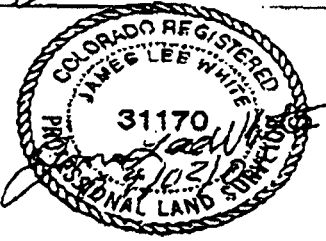


TITLE INFORMATION SUPPLIED BY:  
Meridian Land Title  
FILE NO:  
47833  
BORROWER:  
Bickley



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNIFIRST MORTGAGE, THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 4/2/01 EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS OF ANY ADJOINING PERMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

*James L. White 04/02/01*  
JAMES L. WHITE PLS 31170



**Grand Valley Surveying**  
P.O. Box 41059  
Grand Junction, CO 81504  
(970) 743-5487 (phone/fax)  
(970) 261-9010 (cell)



SURVEYED BY: JW	SURVEY DATE: <i>04/02/01</i>
NO. 14	REQUESTED BY: UNIFIRST MORTGAGE

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. *9-20-01*