

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 8561



Your Bridge to a Better Community

BLDG ADDRESS 685 Crestridge Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 300
TAX SCHEDULE NO. 2945-022-07-001 SQ. FT. OF EXISTING BLDGS 4000
SUBDIVISION Crestridge TOTAL SQ. FT. OF EXISTING & PROPOSED _____
FILING _____ BLK _____ LOT 4 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER LINDA TODD NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction
(1) ADDRESS PO Box 60115, 81506 USE OF EXISTING BUILDINGS RESIDENCE, 10X16 STORAGE
(1) TELEPHONE 241-0685 play house, pool pump house
(2) APPLICANT LINDA TODD DESCRIPTION OF WORK & INTENDED USE Covered PATIO
(2) ADDRESS PO Box 60115 81506 TYPE OF HOME PROPOSED:
(2) TELEPHONE 241-0685 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

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 RSF-1 Maximum coverage of lot by structures 20%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ 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 _____
main - Principal setback CENSUS 10 TRAFFIC 20 ANN# _____

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 Linda Todd Date 9/19/01
Department Approval Dayton Henderson Date 9/19/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>RHart</u>	<u>on septic - no sewer connection</u>	<u>at this time</u>
		Date	<u>9/19/01</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)

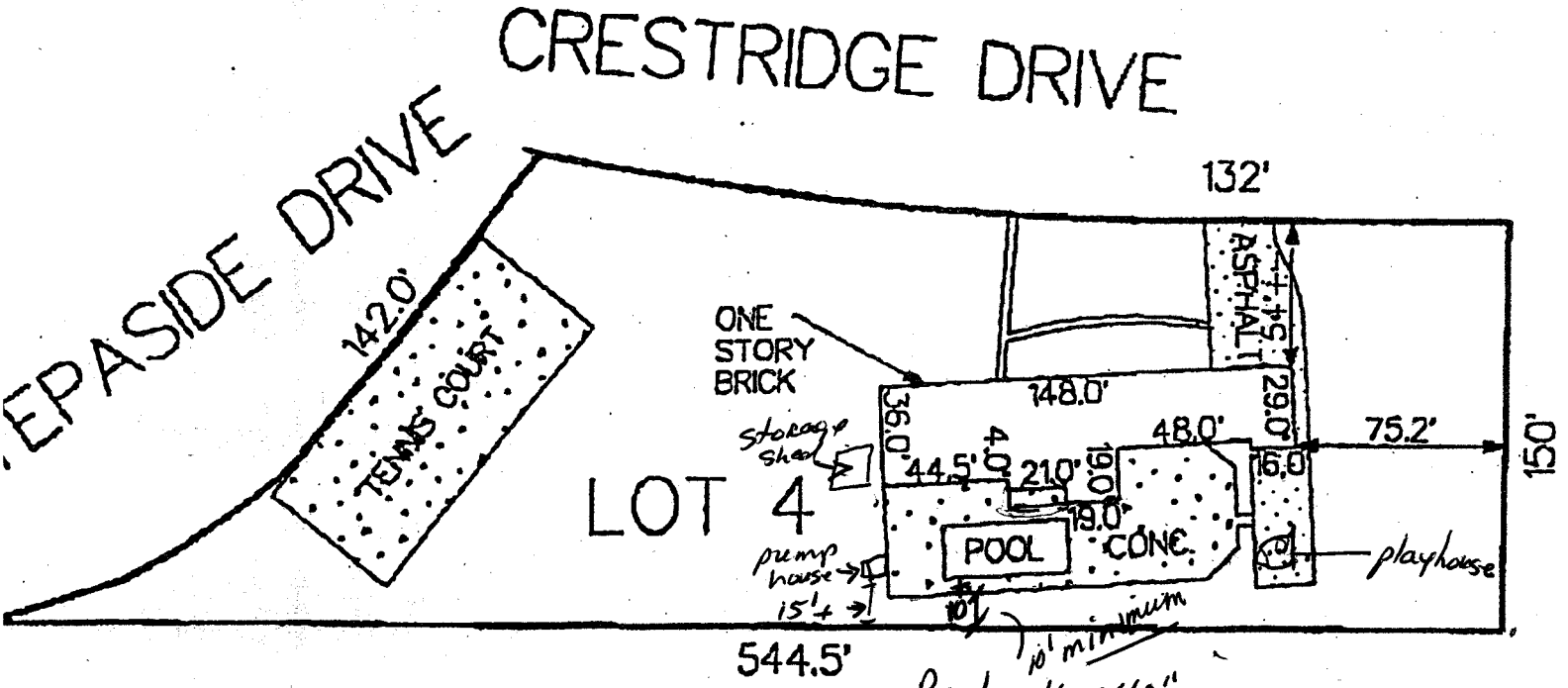
Dayleen Henderson

9-19-01

ACCEPTED
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.

TITLE #899320

ACCORDING TO THE REPLAT OF LOTS 4, 10, 11, 12, 15 AND 16 OF THE SUBDIVISION, ACCORDING TO THE RECORDED PLAT FILED MARCH 22, 1957 IN PLAT BOOK NO 9 AT PAGE 26. COLORADO.



Pool 16x42"
back fence is approx 10' from pool.
(property line)