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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 698 Crestridge Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 480

TAX SCHEDULE NO. 2945-022-01-001 SQ. FT. OF EXISTING BLDGS 2400 sq ft

SUBDIVISION Crestridge Subd TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2448~~ 2880

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1B NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Fred E Jone L Stapleton NO. OF BUILDINGS ON PARCEL 3 Before: 3 After: 3 this Construction

(1) ADDRESS 698 Crestridge Drive USE OF EXISTING BUILDINGS 1 House 2 sheds

(1) TELEPHONE 910-242-4356 DESCRIPTION OF WORK & INTENDED USE Garage

(2) APPLICANT same TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS same

(2) TELEPHONE same

**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 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 5-17-01

Department Approval [Signature] Date 5/17/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/17/01</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)

DATE 11-19-87 LOC.NO. #00037 ADDRESS 698 Crestridge Drive  
 TIME ON JOB FROM 9:00 TO 9:30 OTHERS ON SITE Hieu Matteson, Don Bell  
 CDH INSPECTOR P. Oliver, J. Hams, F. Nemanich

WORK IN PROGRESS & COMMENTS Final Preconst Insp: The North & West side of the property was cleared. Tailings remain under Crestridge Drive. The remainder of the property was relatively clean. There appears to be some contamination going under G. Road.

