

FEE \$	70.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 685 CRESTRIDGE  
 Parcel No. 2945-022-07-001  
 Subdivision CRESTRIDGE  
 Filing RePLAT Block \_\_\_\_\_ Lot 4

No. of Existing Bldgs 1 Proposed 2  
 Sq. Ft. of Existing Bldgs 4200 Proposed 648 shed  
 Sq. Ft. of Lot / Parcel 1.09 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name LINDA Romer TODD  
 Address PO Box 6015  
 City / State / Zip GR Jct. CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 6x8 shed

**APPLICANT INFORMATION:**

Name LINDA Romer TODD  
 Address PO Box 6015  
 City / State / Zip GR Jct CO 81506  
 Telephone 970-241-0685

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-1</u>	Maximum coverage of lot by structures <u>20</u>
SETBACKS: Front <u>25</u> <sup>Accessory</sup> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>NA</u> (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 Linda Romer Todd Date 8/12/03  
 Department Approval Walter L. ... Date 8/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Dothel ...</u>	Date <u>8-12-03</u>		

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)

# IMPROVEMENT LOCATION CERTIFICATE

685 CRESTRIDGE DRIVE

ABSTRACT & TITLE #899320  
TODD ACCT.

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

ACCEPTED *C. J. Joyce* 8/12/03  
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.

