

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

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

BLDG PERMIT NO.
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14565-9178

BLDG ADDRESS 688 26<sup>1</sup>/<sub>2</sub> Road SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-021-03-011 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Crestridge TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 5 NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 1 this Construction

(1) OWNER Robert & Lisa Buckley

(1) ADDRESS 688 26<sup>1</sup>/<sub>2</sub> Road

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 243-0336

DESCRIPTION OF WORK & INTENDED USE 18x36 inground pool

(2) APPLICANT Watermark Spas & Pools

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(2) ADDRESS 2491 Hwy 6 E 50

(2) TELEPHONE 241-4133

**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-2

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 15 from PL, Rear 30 from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 [Signature] Date 5-11-04

Department Approval C. Faye Hall Date 5/11/04

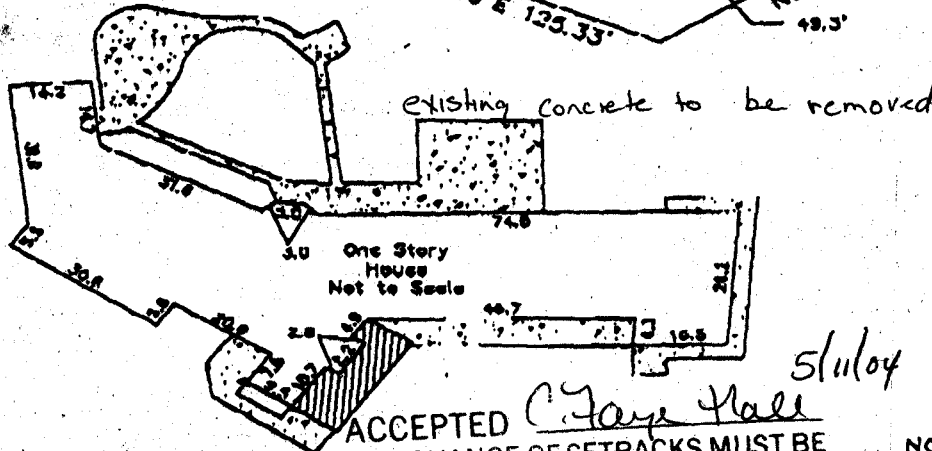
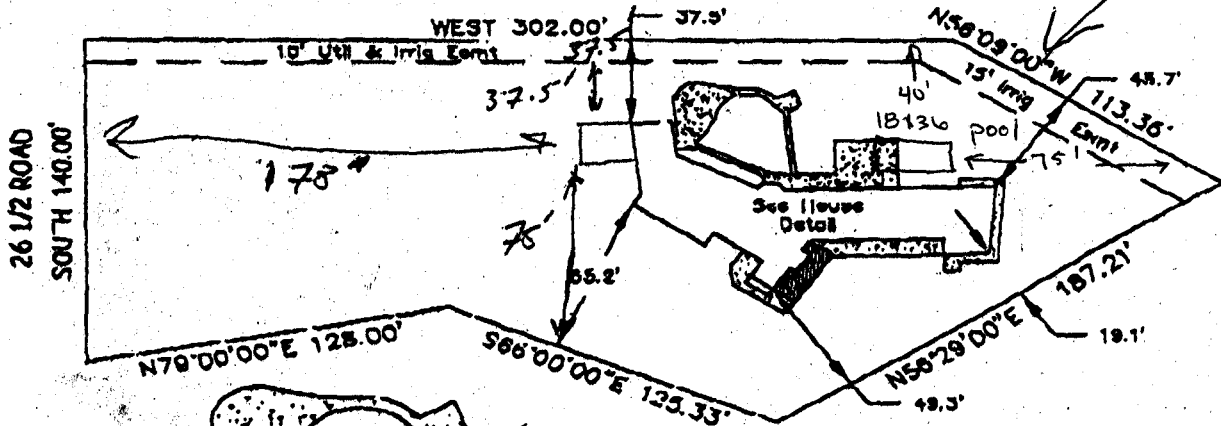
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>5/11/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

NOTE: ADDITION LOCATION IN RED

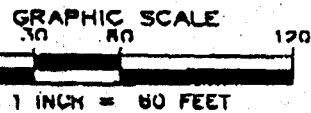
# IMPROVEMENT LOCATION CERTIFICATE

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



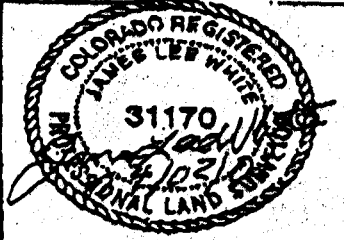
TITLE INFORMATION SUPPLIED BY:  
 Meridian Land Title  
 FILE NO:  
 47833  
 BORROWER:  
 Bickley

ACCEPTED *C. Jay Hall*  
 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.



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 PREMISES, 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)



SUBMITTED BY: JW      SURVEY DATE: *4/2/01*  
 SHEET NO: 14      ACCEPTED BY: *Paula... Henderson* 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*