

FEE \$ <u>10.05</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2655 Crestridge Ct No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2945-021-03-005 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 352
 Subdivision Crestridge Hts Sq. Ft. of Lot / Parcel 1 Acre
 Filing _____ Block sec 2151w Lot sec 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600
 Height of Proposed Structure 8 Feet

OWNER INFORMATION:

Name Frank Cooley Margicholson
 Address 2655 Crestridge Ct
 City / State / Zip Grand Jet CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel
 Addition
 Other (please specify): Outside Storage

APPLICANT INFORMATION:

Name Frank Cooley Margicholson
 Address 2655 Crestridge Ct
 City / State / Zip Grand Jet CO 81506
 Telephone 970-241-7778

***TYPE OF HOME PROPOSED:**
 Site Built
 Manufactured Home (HUD)
 Other (please specify): _____
 Manufactured Home (UBC)

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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>3500</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 [Signature] Date 9/8/06
 Department Approval [Signature] Date 9/8/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <input type="checkbox"/>
Utility Accounting <u>[Signature]</u>	Date <u>9/8/06</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)

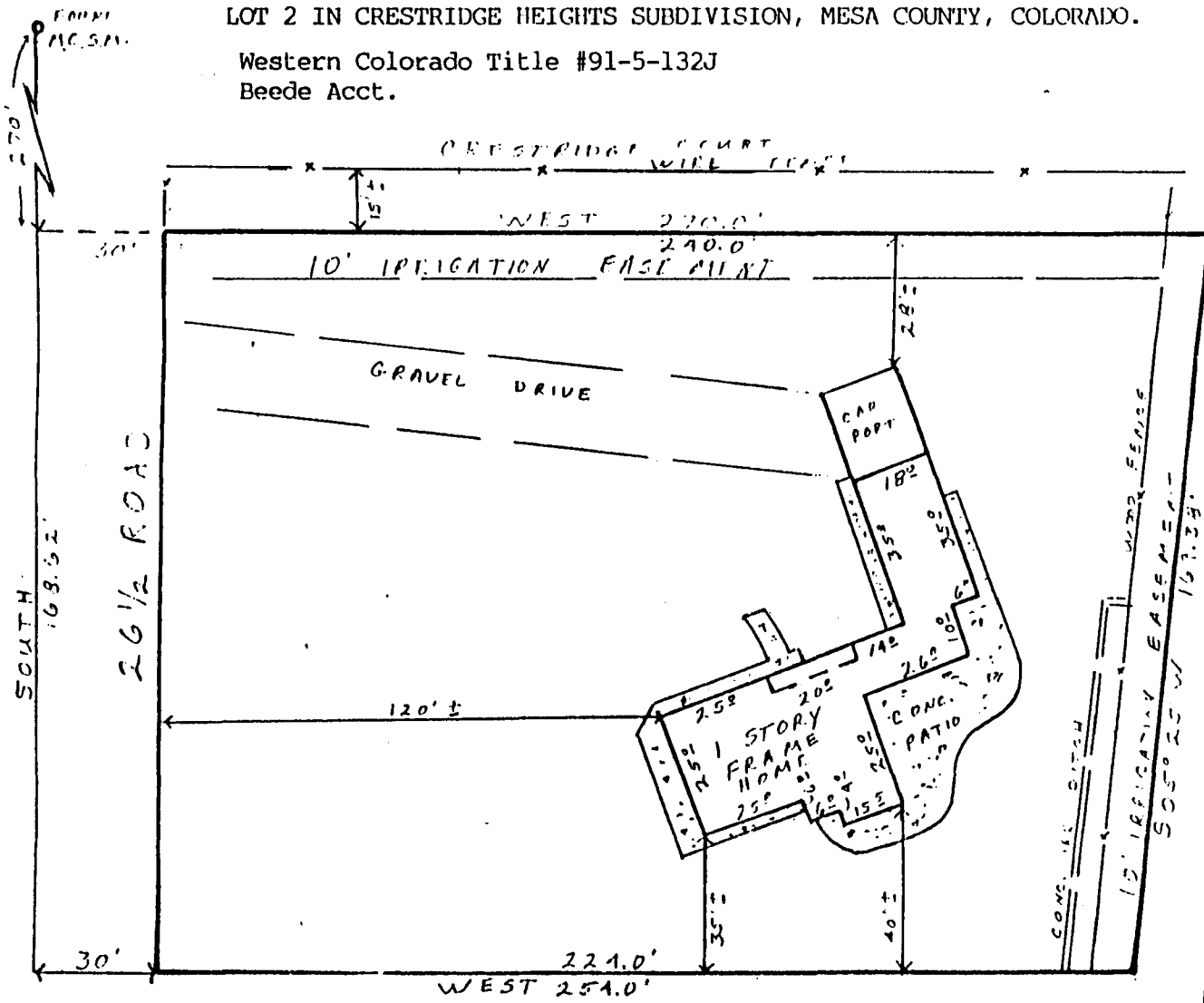
IMPROVEMENT LOCATION CERTIFICATE

694 26 1/2 ROAD, GRAND JUNCTION,

LOT 2 IN CRESTRIDGE HEIGHTS SUBDIVISION, MESA COUNTY, COLORADO.

Western Colorado Title #91-5-132J

Beede Acct.



ACCEPTED *[Signature]* 9/8/06
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT. RECORD THIS PLAN IN THE PUBLIC RECORDS. LOCATIONS OF ALL EASEMENTS AND ENCROACHMENTS MUST BE SHOWN.

W
 1"=40'

THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Fidelity mortgage Co., THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 6/05/91, 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 ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.