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

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

Building Address 685 CRESTRIDGE DR  
 Parcel No. 1945-022-07-001  
 Subdivision CRESTRIDGE  
 Filing Replat Block \_\_\_\_\_ Lot 4

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 4500 Sq. Ft. Proposed 4700  
 Sq. Ft. of Lot / Parcel 47611  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name LINDA ROMER TODD  
 Address 685 CRESTRIDGE DR  
 City / State / Zip GRAND Jct. Co 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): ADDING STORAGE AREA

**APPLICANT INFORMATION:**

Name LINDA ROMER TODD  
 Address 685 CRESTRIDGE DR  
 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: 8'x25' STORAGE ATTACHED TO BACK of GARAGE

**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>R-1</u>	Maximum coverage of lot by structures <u>20</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 <u>B</u>	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 Linda Romer Todd Date 9/25/07  
 Department Approval Paul Hunt Date 9/25/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-25-07</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)





686 CRESTRIDGE DR

CRESTRIDGE DR

685 CRESTRIDGE DR

679 26 1/2 RD

686 CRESTRIDGE DR

CRESTRIDGE DR

688 STEPASIDE DR

STEP-A-SIDE DR

680 STEPASIDE DR

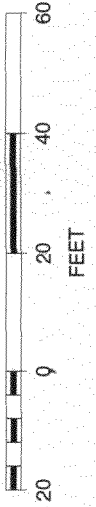
7'15"

3'5"

7'30"

RESPONSIBILITY TO PROVIDER  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

SCALE 1 : 379



685 Crestridge Dr.

