

FEE \$ 10.00

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 695 Crestridge Drive TAX SCHEDULE NO. 2945-022-02-017
 SUBDIVISION Crestridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240 sq'
 FILING _____ BLK _____ LOT 8 SQ. FT. OF EXISTING BLDG(S) 1740 sq'
 (1) OWNER Bill Merrill NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 695 Crestridge Drive NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-5940 USE OF EXISTING BLDGS residence
 (2) APPLICANT Hilgenfeld Construction DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 683 25 Road _____
 (2) TELEPHONE 243-4048 Sunroom addition

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R3F-1 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15 from PL Rear 30 from PL _____
 Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 4/16/07
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. perm 3126

Utility Accounting Kalkeberry Date 4/16/07

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

b. Location of existing and/or proposed parking and number of spaces. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

