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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 685 Crestridge Drive
 Parcel No. 2945-022-07-001
 Subdivision Crest Ridge Sub
 Filing _____ Block _____ Lot 4

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 4400 ~~4000~~ Sq. Ft. Proposed 864
 Sq. Ft. of Lot / Parcel 47,611
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5264
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name LINDA R TODD
 Address 685 CRESTRIDGE DR
 City / State / Zip GRAND JUNCTION, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): build detached garage

APPLICANT INFORMATION:

Name LINDA R TODD
 Address 685 CRESTRIDGE DR
 City / State / Zip GRAND JUNCTION, CO 81506
 Telephone 970-241-0685

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 24x36 detached garage - will remove present shed (1) once garage built

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 PLANNING STAFF			
ZONE <u>R1</u>	Maximum coverage of lot by structures <u>20%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____	Special Conditions _____	
	(Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 R Todd Date 9/23/08
 Planning Approval C McKee Date 9/23/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Septic</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/23/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS City Map ©

685 Crestridge Drive
Linda Todd

Parcels

□ Address Label

Air Photos

☒ 2008 Photos

— Highways

— Street Labels

■ City Limits

- Grand Junction
- Fruita
- Palisade
- Mesa County



SCALE 1 : 203



36

24

ACCEPTED *clm*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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