

DATE SUBMITTED: 7/11/91

PERMIT # 39175

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BUS ADDRESS: 945 Lake Side Ct.

SQ. FT. OF BLDG: 2,550 sq ft.

SUBDIVISION: Lake Side

SQ. FT. OF LOT: App. 12,000

FILING # 2 BLK # 1 LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945 024 11 004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: James Silcox

USE OF ALL EXISTING BUILDINGS:  
Single Family Res.

ADDRESS: 945 Lake Side

PHONE: 243-2375

DESCRIPTION OF WORK AND INTENDED USE:  
Close in Barport

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F \_\_\_\_\_ S 5 R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Approval of HOA - received

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7/11/91

APPROVED BY: Kristen K. Ashbeck

Jim Ellert  
SIGNATURE



# Lakeside

3150 Lakeside Drive, #101  
Grand Junction, Colorado 81501 (303) 243-8910

July 9, 1991

James and Marittee Silcox  
945 Lakeside Court  
Grand Junction, Co. 81506

Dear James and Marittee,

The Lakeside Board officially approved your plan for enclosing your carport on July 8, 1991. We look forward to seeing the completed project.

Sincerely,



Gene Matteson, CPM  
Lakeside Manager