

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLK ADDRESS: 1036 LAKESIDE CT

SQ. FT. OF BLDG: 1620 SF + CARPORT

SUBDIVISION: LAKESIDE

SQ. FT. OF LOT: 5290 SF

FILING # 2 BLK # 2 LOT # 3 (E 46')

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945 024 12 015

PROPERTY OWNER: JERRY R + DALETTA M TOFF

ONE

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 1036 LAKESIDE CT

RESIDENTIAL

PHONE: 243 8122

DESCRIPTION OF WORK AND INTENDED USE:

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

ENLARGE + ENCLOSE CARPORT AS A GARAGE (2 CAR)

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### FOR OFFICE USE ONLY

ZONE: PR

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

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

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

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

TRAFFIC ZONE: 25

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

SPECIAL CONDITIONS: \_\_\_\_\_

HDA Approval rec'd

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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: 10/15/91

APPROVED BY: [Signature]

[Signature] 101591  
SIGNATURE

# Lakeside

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

June 13, 1991

Jerry and Dee Toft  
1018 Lakeside Court  
Grand Junction, Co. 81506

RE: Purposed construction improvements at 1036 Lakeside Court.

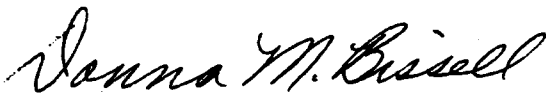
Dear Jerry and Dee,

The Lakeveiw Estates Venture Homeowner's Association met June 10, 1991 and discussed your purposed improvements to 1036 Lakeside Court. It was unanimously approved pending the following conditions.

- A. Since the revisions were so extensive that the adjacent neighbors be advised of the work.
- B. Pending the approval of all City and County building permits.

If we can be of any further help to you please don't hesitate to call us.

Sincerely,



Donna M. Bissell, LEVHA President

# IMPROVEMENT LOCATION CERTIFICATE

ADDRESS: 1036 Lakeside Court, Grand Junction, Colorado 81506

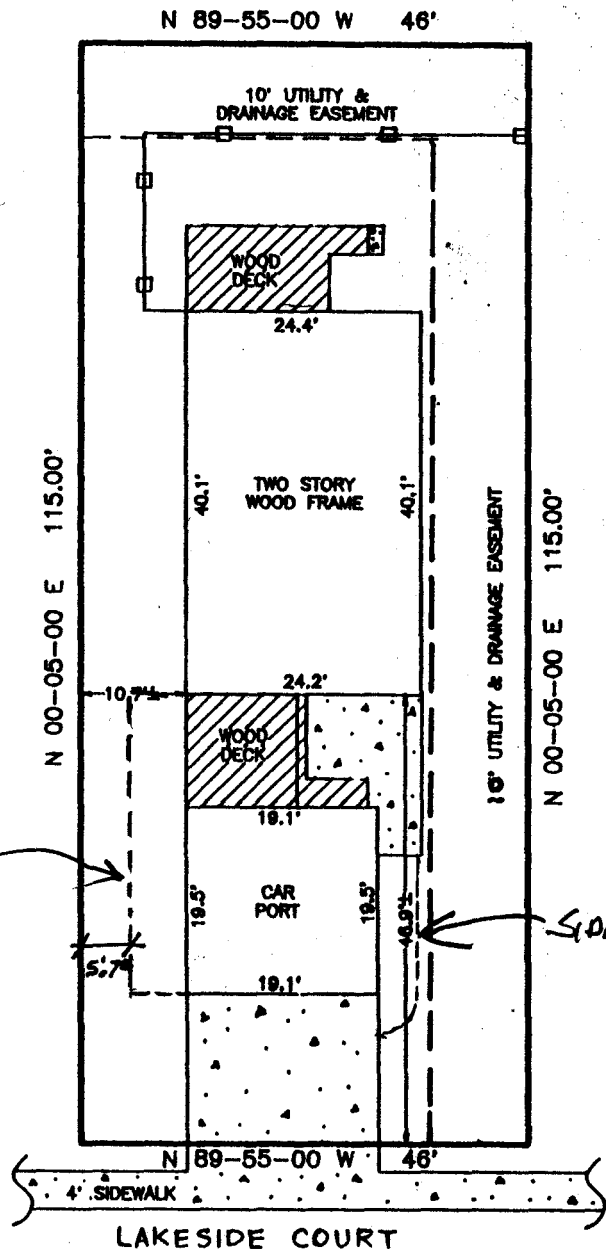
LEGAL DESCRIPTION: The East 46 feet of Lot 3 in Block 2 of LAKESIDE SUBDIVISION FILING NO. TWO, Mesa County, Colorado



TITLE CO. & No.: Abstract & Title Co. #890315

ACCOUNT: Jerry R. Toft and Daletta M. Toft

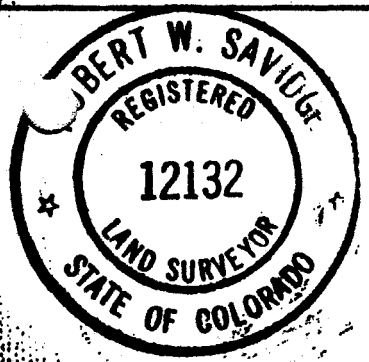
FLOOD PLANE: Not in flood plane




ACCEPTED *KKA 10/15/91*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Centennial Savings Bank, 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 7/9/91 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

*[Signature]*  
 ROBERT W. SAVIDGE, COLORADO L.S. No. 12132





## Daggett Surveying, Inc.

2487 Industrial Blvd. Suite 2      Grand Junction, CO 81506  
 Ph. (903) 242-0201

SURVEYED BY:	R.W.S.	DATE SURVEYED:	7-9-91
DRAWN BY:	B.M.	DATE DRAWN:	7-9-91
REVISION:		SCALE:	1" = 20'