

DATE SUBMITTED: April 3, 1991

PERMIT # _____

FEE 50

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1018 LAKESIDE DRIVE

SQ. FT. OF BLDG: Approx 20x20

SUBDIVISION: Lakeside

SQ. FT. OF LOT: 2

FILING # 2 BLK # 7 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-024-13^{1.18}-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: JOHN F. McARTHUR (wife Frances A.)

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1018 LAKESIDE DRIVE G.J. CO 81566

Residential

PHONE: (303) 241-5219

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.

Enclose report for DBL Garage ADDITION

FOR OFFICE USE ONLY

ZONE: PR-12

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 0' late line R
ON EAST side

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: NEED APPROVAL From HOA & Architectural Review Committee

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: 4-3-91

John F. McArthur 33788A
SIGNATURE

APPROVED BY: _____