

DATE SUBMITTED: 10/12/92

PERMIT NO. 43196 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3135 Lakeside Dr.

SQ. FT. OF BLDG: 1200 + -

SUBDIVISION Lakeside

SQ. FT. OF LOT: 8800

FILING # 1 BLK # 9 LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2745-07A-12-041

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1 + steel

OWNER Rde Hollingsworth

USE OF EXISTING BUILDINGS: Single family residence

ADDRESS 3135 Lakeside Dr.

DESCRIPTION OF WORK AND INTENDED USE: Enclose existing carport for garage

TELEPHONE: 242-2934

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE PR-12

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE 5' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 23

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

PARKING REQ'MT \_\_\_\_\_

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

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

\*\*\*\*\*  
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and 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.

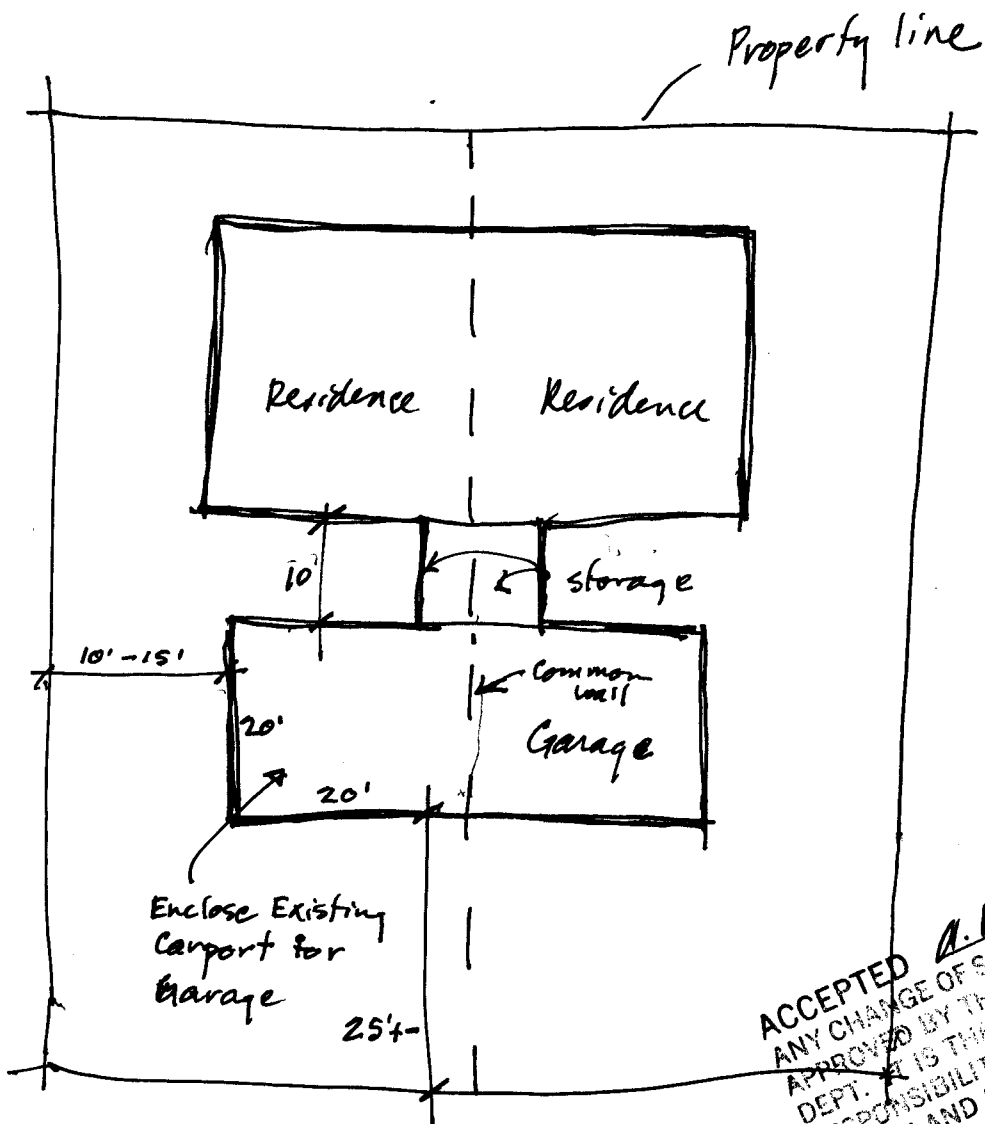
Angeline Barnett  
Department Approval

Jim Mullis  
Applicant Signature

10/12/92  
Date Approved

10-12-92  
Date

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



ACCEPTED *A. Barrett*  
 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.

Lakeside Drive

RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 OCT 12 1992

existing home

courtyard

open

10'

5' x 2'

3' x 3' wind

3

1

Existing carport walls 1-2-3 to be enclosed

50'

16' x 7'

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
OCT 12 1992

2

16 x 7 over head dr

20'