

FEE \$ 10.00

BLDG PERMIT NO. 50178

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

4-1-0580-500

File # 223-94

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 915 LAKESIDE COURT TAX SCHEDULE NO. 2945-024-11-001

SUBDIVISION LAKESIDE SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,800

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER PEGGY FOSTER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1020 LAKESIDE COURT

(1) TELEPHONE 245-0583 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT J. DYER CONST. INC. JOHN DYER USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS 2174 Blwy. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-8610 NEW RESIDENCE

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD-12 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions No PART OF STRUCTURE-- (including upper deck) to extend into rear easement.

CENSUS TRACT 10 TRAFFIC ZONE 23

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 J. K. Dyer Date 10/20/94

Department Approval [Signature] Date 10/19/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. W-WO 7922

Utility Accounting Millie Date 10-20-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)