

FEE \$	10 ⁻
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 1052110

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 945 Lakeside Court TAX SCHEDULE NO. 2945-024-11-004
 SUBDIVISION Lakeside SQ. FT. OF PROPOSED BLDG(S)/ADDITION 414
 FILING - BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 2926⁹
 (1) OWNER Ted & Merrilee Okey NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 945 Lakeside Court
 (1) TELEPHONE 243-4178 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Mike Archuleta USE OF EXISTING BLDGS House
 (2) ADDRESS 2652 Hemlock Court DESCRIPTION OF WORK AND INTENDED USE: Addition
 (2) TELEPHONE 245-8358 of 16'x23' Room to west side of house

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PK-12⁻ Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions no overhang in
5' easement - HOA approval
req'd.
 Maximum Height _____ CENSUS 10 TRAFFIC 23 ANN# _____

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 Mike Archuleta Date 5-15-98
 Department Approval Ronnie Edwards Date 5-15-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 18250-11692 TR85087

Utility Accounting Richardson Date 5-15-98

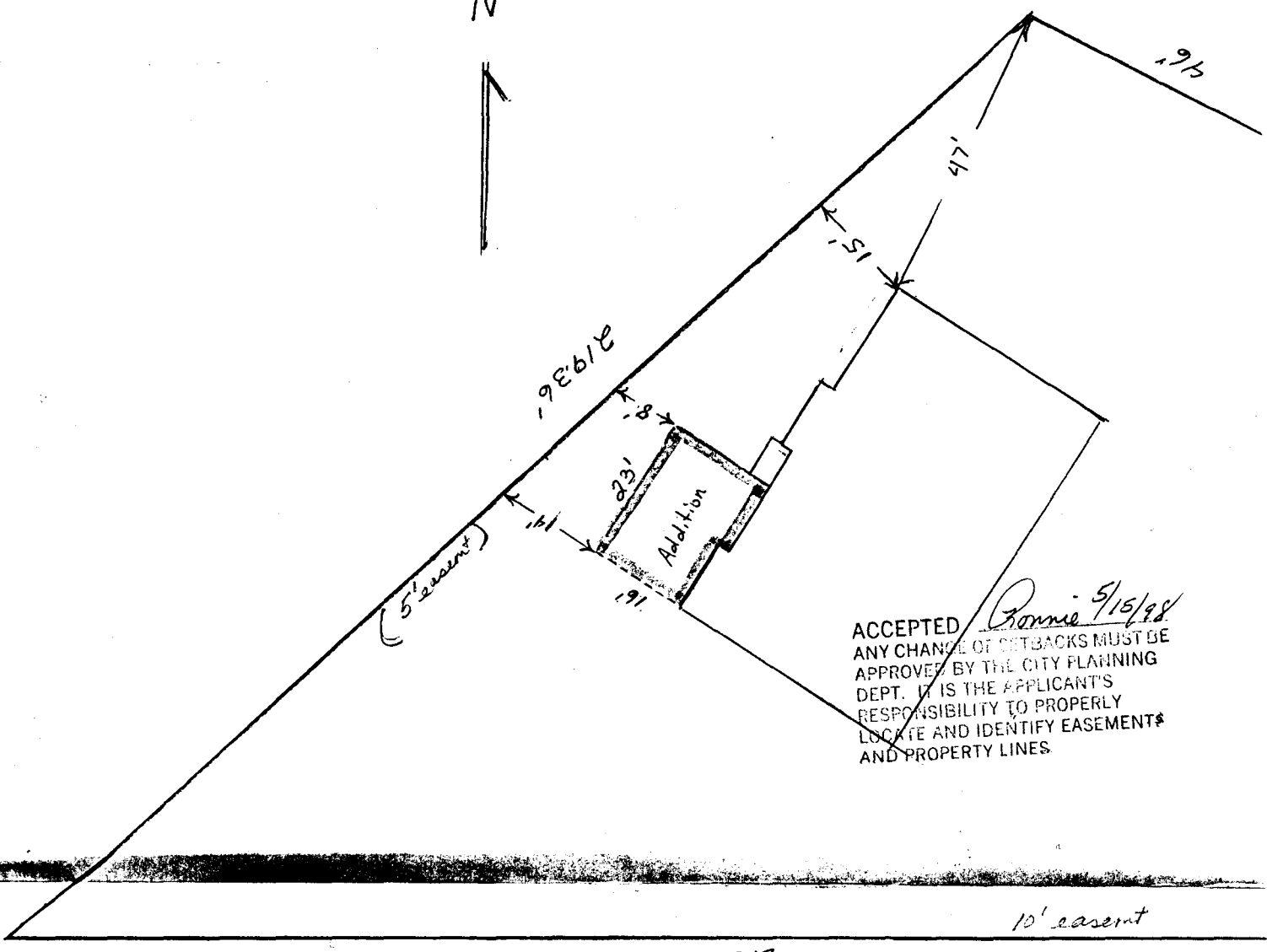
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

945 Lakeside Court



Front
19 1/2



ACCEPTED *Ronnie* 5/15/98
 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.

197.61