

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ |       |
| SIF \$ |       |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 82010



Your Bridge to a Better Community

6151-3880

BLDG ADDRESS 642 LAKESHORE DR SQ. FT. OF PROPOSED BLDGS/ADDITION 156

TAX SCHEDULE NO. 2945-104-03-003 SQ. FT. OF EXISTING BLDGS 1064

SUBDIVISION WESTLAKE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1220

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER WILLIAM FIAMS NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 642 LAKESHORE DR. USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

(1) TELEPHONE 243-9526 DESCRIPTION OF WORK & INTENDED USE 12'x138" OFFICE

(2) APPLICANT LEITER CONSTR, INC TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 355 25 1/4 RD

(2) TELEPHONE 242-3571

**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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Keith Leiter Date 10-17-01

Department Approval Pat Bushman Date 10-19-01

|  |                       |  |                                     |
|--|-----------------------|--|-------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                   | NO <input checked="" type="checkbox"/> | W/O No. <u>5/1 Home office only</u> |
| Utility Accounting                                     | <u>Dottie Kanover</u> | Date                                   | <u>10-18-01</u>                     |

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)

LAKESHORE DRIVE

DRIVEWAY

EXISTING HOUSE

83'

OFFICE  
ADDITION

53'6"

17'

138"

12'

76'

NORTH



DRIVEWAY

ORCHARD AVE

ACCEPTED *C. Faye Rosen* 10/19/01  
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