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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81837



Your Bridge to a Better Community

BLDG ADDRESS 935 Lakeside Ct SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-024-11-050 SQ. FT. OF EXISTING BLDGS 3000

SUBDIVISION Lakeside Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 51277

FILING _____ BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Ed Gardner NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 935 Lakeside Ct USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 242 4843 DESCRIPTION OF WORK & INTENDED USE add Room

(2) APPLICANT Delbert McClure TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2510 So Broadway

(2) TELEPHONE 245-2938

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 RSF-4 Maximum coverage of lot by structures _____

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

Side 57' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions Approval from HOA-ACC

CENSUS _____ TRAFFIC _____ ANN# _____

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 Delbert McClure Date 10/5/01

Department Approval Gayleen Henderson Date 10-10-01

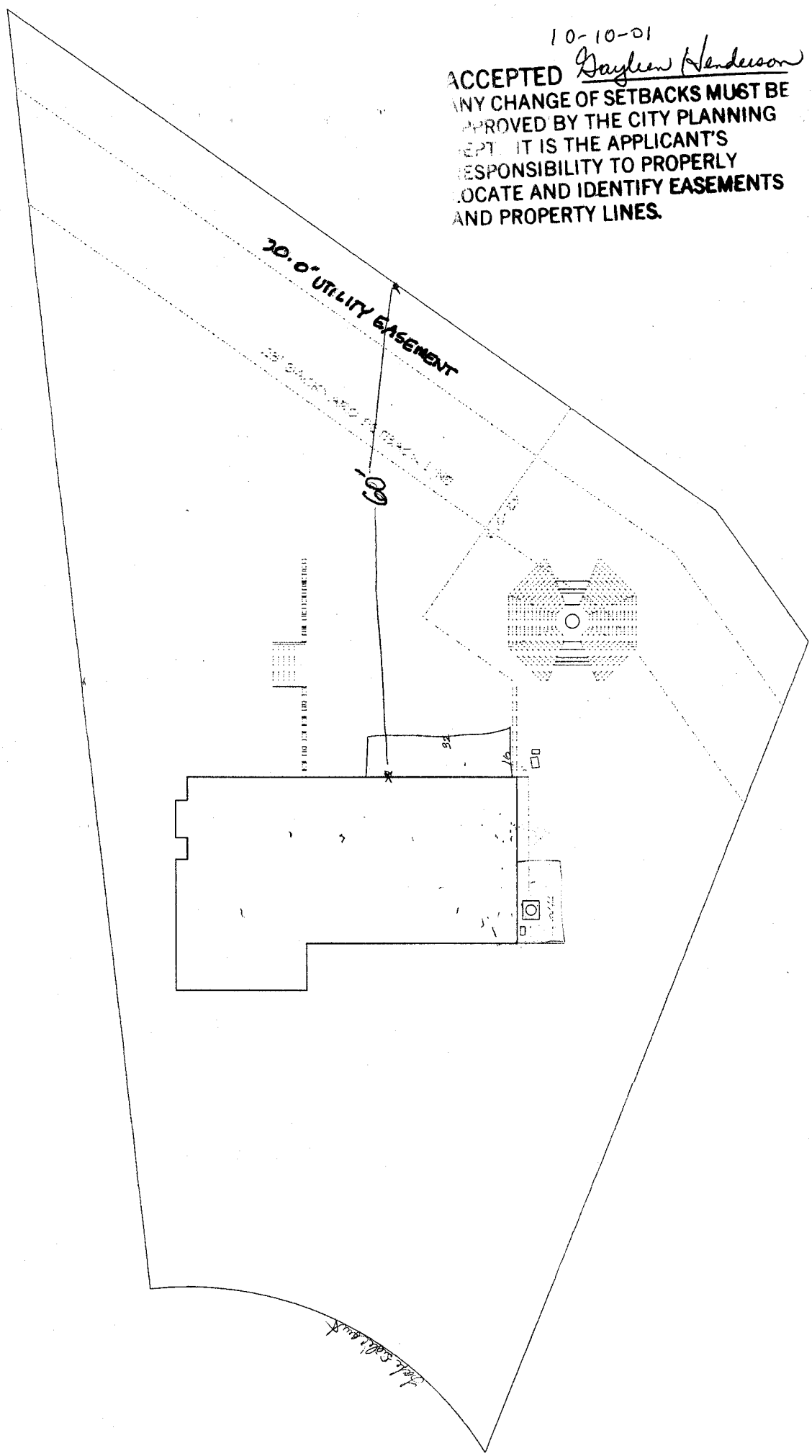
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/ONG: <u>existing Prem #11691</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>10/10/01</u>

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)

10-10-01

ACCEPTED *Dayle Henderson*
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.



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NOV 10 2001

ED and LOIS GARDNER HOME REMODEL
935 LAKESIDE COURT, GRAND JUNCTION, COLORADO

10/10/01

DIVISION 7 DESIGN, INC.
2400 APPLEWOOD CIRCLE
GRAND JUNCTION, COLORADO 81508
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