

FEE \$	10.00
TCP \$	—
SIF \$	—

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. **78455**



Your Bridge to a Better Community

BLDG ADDRESS 1027 LAKESIDE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 320

TAX SCHEDULE NO. 2945-029-11-008 SQ. FT. OF EXISTING BLDGS 1800

SUBDIVISION LAKESIDE TOTAL SQ. FT. OF EXISTING & PROPOSED 2120

FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER BILLE MARSHA WAITE NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 1027 LAKESIDE CT G50  
780 COUNTY RD 30 GRAIG CO USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 970-824-5754 DESCRIPTION OF WORK & INTENDED USE ROOM ADDITION & STORAGE AREA

(2) APPLICANT FREDERICK HANDY-BUILDER TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) ROOM ADDITION TO EXISTING

(2) ADDRESS 1017 LAKESIDE CT

(2) TELEPHONE 970-243-6740

**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 PD Maximum coverage of lot by structures \_\_\_\_\_

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

Side 5' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions Recd Approval required

CENSUS 10 TRAFFIC 23 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 Frederick Handy Date 1/24/01

Department Approval Ashu Wagon Date 1/24/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>CM</u>	Date	<u>1/24/01</u>

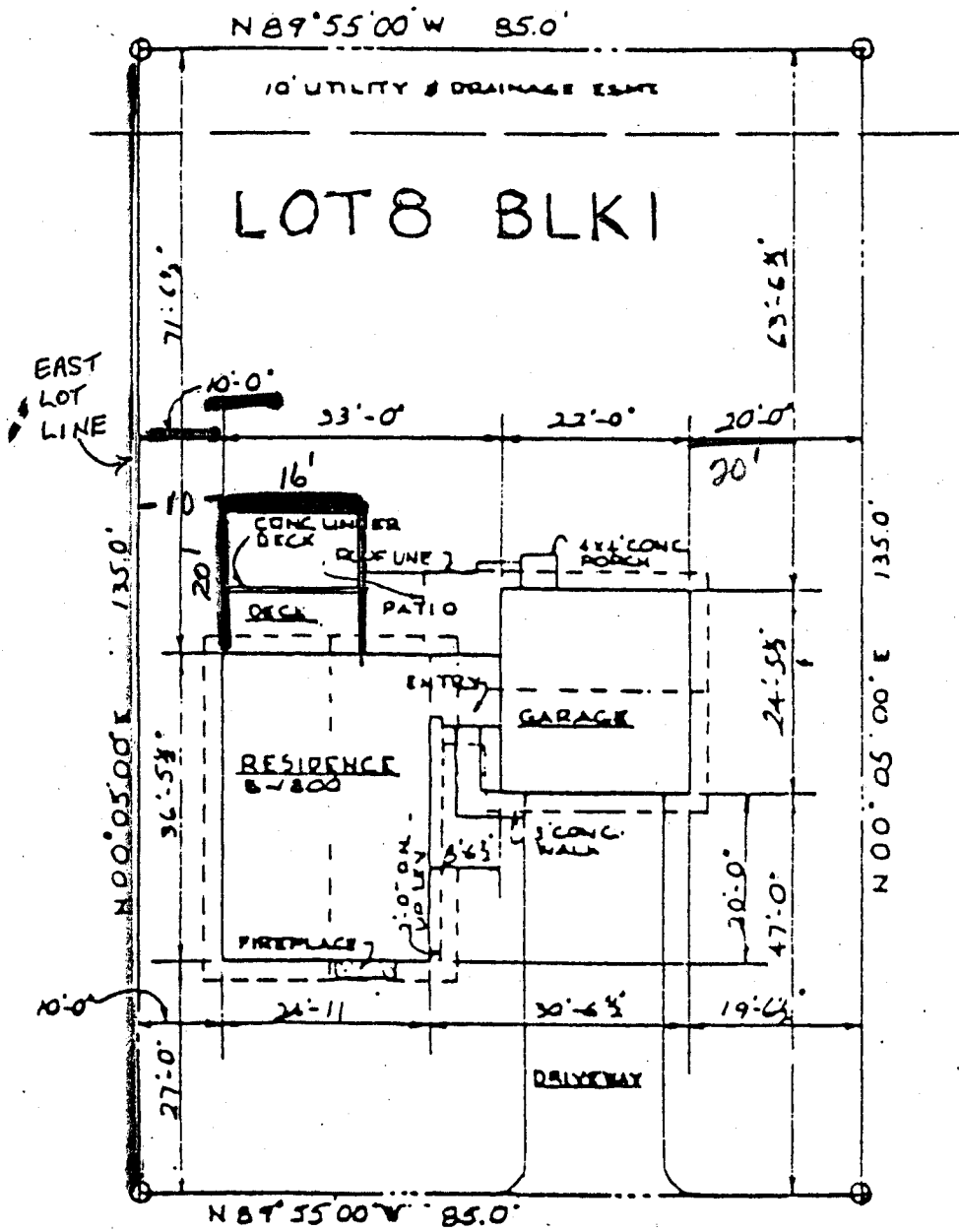
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

WAITE  
1021 LAKESIDE CT.

*Alma Aragon 1/24/01*  
ACCEPTED  
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.

### SITE PLAN



LAKESIDE COURT