

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 86938



Your Bridge to a Better Community

BLDG ADDRESS 1034 Lakeside Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 54  
 TAX SCHEDULE NO. 2945-074-12-013 SQ. FT. OF EXISTING BLDGS 960  
 SUBDIVISION Lakeside TOTAL SQ. FT. OF EXISTING & PROPOSED 1014  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER Carl Wahlberg  
 (1) ADDRESS 1034 Lakeside Ct.  
 (1) TELEPHONE 243-4014  
 (2) APPLICANT Jim Mullis  
 (2) ADDRESS 2208 Wudgett  
 (2) TELEPHONE 243-5184  
 USE OF EXISTING BUILDINGS Residence  
 DESCRIPTION OF WORK & INTENDED USE deck addition  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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  
 Side 0' from PL, Rear 15' from PL  
 Maximum Height \_\_\_\_\_  
 Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 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).

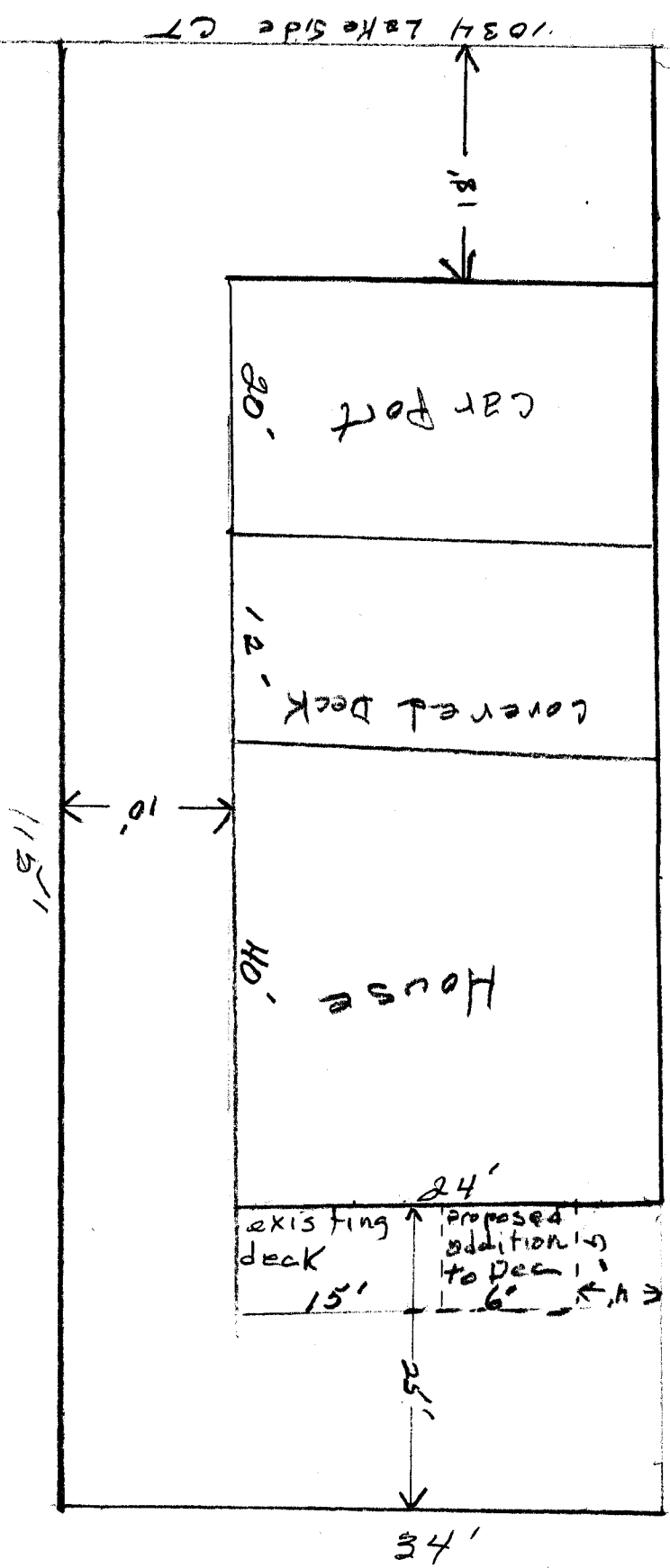
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jim Mullis Date 11-12-02  
 Department Approval Mike Wagon Date 11/12/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>10</u> <u>chg units</u>
Utility Accounting <u>Marshall</u>		Date <u>11/12/02</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)



ACCEPTED *Walter D. Major Walter*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE APPLICANT'S  
 ARCHITECT AND IDENTIFY EASEMENTS  
 TO PROPERTY PLANNING  
 DEPARTMENT TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS

2945-024-12-013