

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

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

BLDG PERMIT NO. _____



48443-11680
 Building Address 1030 Lakeside Ct.
 Parcel No. 2945-024-12-012
 Subdivision Lakeside Subdivision
 Filing 2 Block 2 Lot 3

No. of Existing Bldgs 1 Proposed 1
 Sq. Ft. of Existing Bldgs 1620 Proposed 1620
 Sq. Ft. of Lot / Parcel 5,290
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,052 app

OWNER INFORMATION:

Name Stephen & Lyca Erkenbrack
 Address 1030 Lakeside Ct.
 City / State / Zip Grand Jct., Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name James H. Palmer
 Address 640 35th Rd
 City / State / Zip Pallisade, Co. 81526
 Telephone (970) 464-0122

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Remodel kitchen, 1 bath, 3 new windows, replace doors, new handrails, new well parts, balusters etc.

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) Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Special Conditions NO expansion, just interior remodel

Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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 James H. Palmer Date 1-12-04
 Department Approval C. J. Hall Date 1/12/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. interior only
 Utility Accounting D. Vanover Date 1-12-04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)