

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>0</u>
SIE \$ <u>0</u>

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

BLDG PERMIT NO. \_\_\_\_\_

03678-11663  
 Building Address 1045 Lakeside Dr.  
 Parcel No. 2945-024-12-049  
 Subdivision Lakeside  
 Filing \_\_\_\_\_ Block 3 Lot 3 Portion of

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2366<sup>+</sup> Sq. Ft. Proposed 2366<sup>+</sup>  
 Sq. Ft. of Lot / Parcel .079 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) No Change

**OWNER INFORMATION:**

Name Sheila J. Christy  
 Address 1045 Lakeside Dr.  
 City / State / Zip Grand Junction, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Enclose carport

**APPLICANT INFORMATION:**

Name (same)  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 243-9939

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): enclose carport to make a garage

NOTES: my sons will come the last of June & 1<sup>st</sup> part of July to do this.

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PL <u>Plan</u> Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Addition can be made towards house if nec. but not towards road</u>
Voting District <u>B</u> Driveway Location Approval <u>N/A</u> <small>(Engineer's Initials)</small>	

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 Sheila J. Christy Date 6/11/04  
 Department Approval Scott J. Costello Date 6/11/04

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>carport &amp; garage</u>
Utility Accounting <u>D. Pinner</u>	Date <u>6-11-04</u>

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)

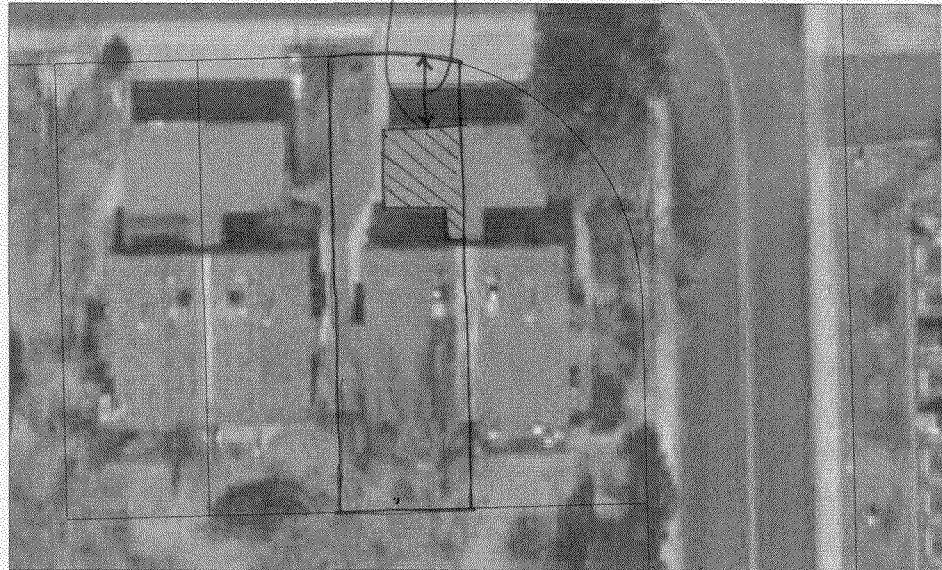
# City of Grand Junction GIS Zoning Map

## Airport Zones

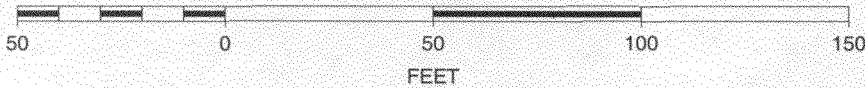
- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

## Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway
- Zoom in for Zoning



SCALE 1 : 555



ACCEPTED SLC 6/11/04  
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.