

FEE \$ 10.00
 TCP \$
 SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

48443-11680

Building Address 1030 Lakeside Ct No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-024-12-012 Sq. Ft. of Existing Bldgs 1670 Sq. Ft. Proposed 1670
 Subdivision Lake Side Sq. Ft. of Lot / Parcel 5,290
 Filing 2 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,100. App
 Height of Proposed Structure 10 feet

OWNER INFORMATION:

Name Stephen K. ERKENBRAK
 Address 1030 Lakeside Ct
 City / State / Zip G.I. Co 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name David Painter
 Address 190 Rosalie Dr
 City / State / Zip G.I. Co 81503
 Telephone 216-6469

***TYPE OF HOME PROPOSED:**

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

NOTES: 4'x12 Addition to Storage Room

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 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 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 [Signature] Date 8-04-06
 Department Approval [Signature] Date 8-4-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No SWR-Charge
 Utility Accounting [Signature] Date 8/4/06

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)

1030 LAKESIDE COURT

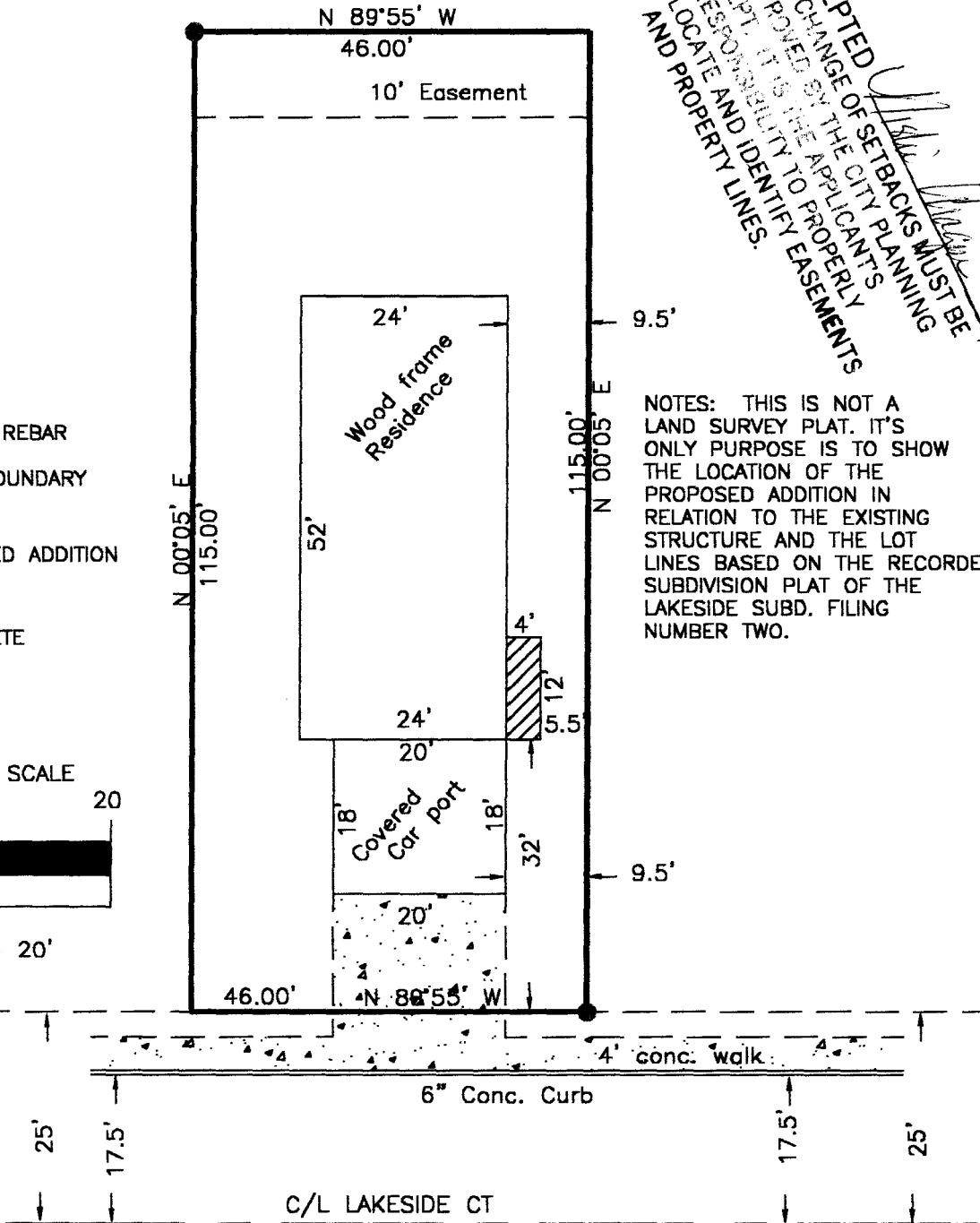
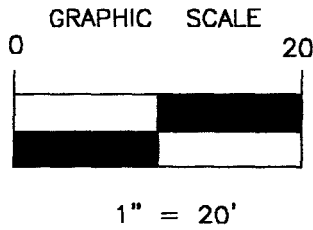
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

[Handwritten Signature]
 5/14/06



LEGEND

- FD. 1/2" REBAR
- PARCEL BOUNDARY
- PROPOSED ADDITION
- CONCRETE



NOTES: THIS IS NOT A LAND SURVEY PLAT. IT'S ONLY PURPOSE IS TO SHOW THE LOCATION OF THE PROPOSED ADDITION IN RELATION TO THE EXISTING STRUCTURE AND THE LOT LINES BASED ON THE RECORDED SUBDIVISION PLAT OF THE LAKESIDE SUBD. FILING NUMBER TWO.

AS-BUILT—EXHIBIT OF THE WEST 46' OF LOT 3, BLOCK 2, LAKESIDE SUBDIVISION, MESA COUNTY, COLORADO. PREPARED AT THE REQUEST OF STEVE ERKENBRACK

DATE:	GERALD REED L.S. 23903
JULY 6, 2006	