

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 1034 Lakeside Ct.
 Parcel No. 2945-024-12-013
 Subdivision Lakeside
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1,610 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .09 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) same
 Height of Proposed Structure same

OWNER INFORMATION:

Name Lane Wahlberg
 Address Same
 City / State / Zip Ind. St. Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Jan Mullis
 Address 2008 Mudgett Ave.
 City / State / Zip Ind. St. Co. 81503
 Telephone 243-5184

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures <u>per plan</u>
SETBACKS: Front <u>per plan</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2 off street spaces</u>
Maximum Height of Structure(s) _____	Special Conditions <u>HOA approval required</u>
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 Jan Mullis Date _____
 Department Approval Judith A. Proulx Date 2/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting <u>C. Bensley</u>	Date <u>2/29/08</u>
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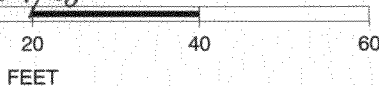
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PAID

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Judith Rice* SCALE 1: 269
2/29/08
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



AREA TO BE ENCLOSED

1034 LAKESIDE CT.

