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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.
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Building Address 1035 Lakeside Drive  
 Parcel No. 2945-024-12-036  
 Subdivision Lakeside Subdiv. Filing # 2  
 Filing # 2 Block 3 Lot 2

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed EXT WK ONLY  
 Sq. Ft. of Lot / Parcel 5,000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,760  
 Height of Proposed Structure 20' 6" to peak

### OWNER INFORMATION:

Name Abbie Kay Marschner  
 Address 1035 Lakeside Drive  
 City / State / Grand Junction, CO

### DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Front Porch Roof Cover and to rebuild existing deck and add roof cover over deck.

### APPLICANT INFORMATION:

Name Fred Tompkins dba Ananda Brothers  
 Address 832 Rood Ave.  
 City / State / Grand Junction, CO  
 Telephone 970 243 2991

### \*TYPE OF HOME PROPOSED:

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): N/A

NOTES: General contractor noted at left will add roof structures within rear existing footprint & within front setback.

**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 PLANNING STAFF			
ZONE <u>PD (#4)</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____ Driveway Location Approval _____	Special Conditions _____		
(Engineer's Initials)			

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Frederic Tompkins Date 10/14/2010

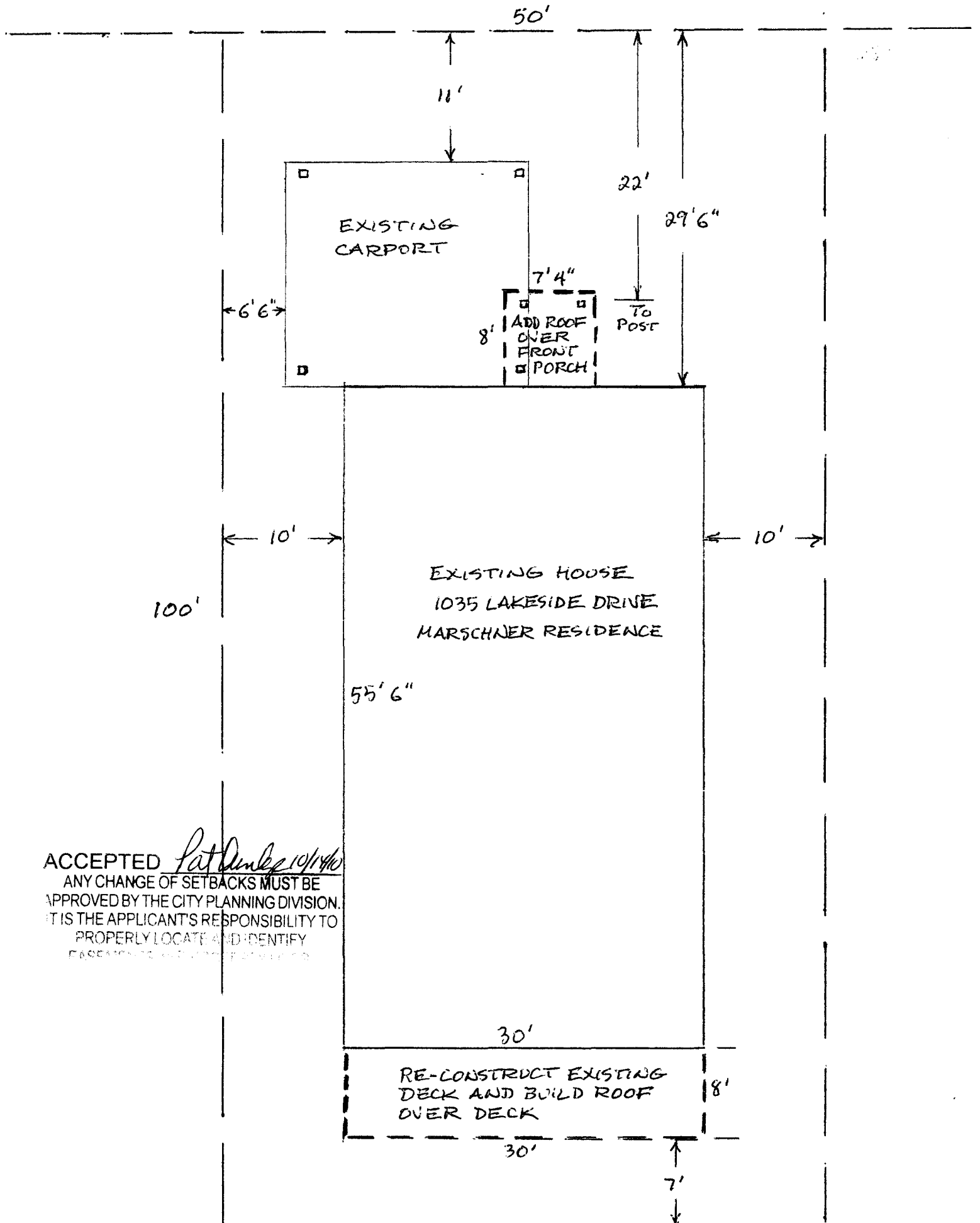
Planning Approval Pat Dunlop Date 10/14/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>road cover</u>
Utility Accounting <u>Other same</u>	Date <u>10-14-10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LAKESIDE DRIVE

PUBLIC SIDEWALK



ACCEPTED *Pat Dunlop 10/1/46*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY CASE NUMBER AND DATE OF BUILDING PERMIT.

RE-CONSTRUCT EXISTING DECK AND BUILD ROOF OVER DECK