

DATE SUBMITTED: Oct. 18⁸⁴ 1990

PERMIT # 37294

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1032 Lakeside Dr

SQ. FT. OF BLDG: 1008

SUBDIVISION: Lakeside Sub

SQ. FT. OF LOT: 4692

FILING # 2 BLK # 3 LOT # 4

NUMBER OF FAMILY UNITS: 1/1

TAX SCHEDULE NUMBER: 2945-024-13-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

EXISTING

PROPERTY OWNER: Fausone, Robert C

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1032 Lakeside Dr

Residence

PHONE: 245-6101 UNKNTD

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Enclose existing Rear deck family Room-

FOR OFFICE USE ONLY

ZONE: RR12

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 5' R 15'
PL.

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: H.O.A. or

Architectural Control Approval

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: B. Paulson

APPROVED BY: 10/24/90

[Signature]
SIGNATURE

Lakeside

3150 Lakeside Drive, #101
Grand Junction, Colorado 81506 (303) 243-8910

October 18, 1990

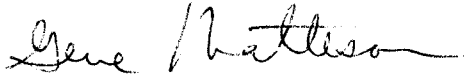
Mr. and Mrs. Robert Fausson
1032 Lakeside Drive
Grand Junction, Colo. 81506

RE: Your request for enclosing your deck

Dear Mr. and Mrs. Fausson:

The Lakeview Estates Ventures Homeowners Association board met on October 8, 1990 and considered your request for enclosing your deck. The board approved your request based on the plans and specifications submitted.

Sincerely,



Gene Matteson, CPM
Lakeside Manager

September 23, 1990

To Lakeside Homeowner's Board:

Re: Mr. and Mrs. Robert Fausson
1032 Lakeside Drive
Grand Junction, CO 81506

Mr. Fausson is submitting architectural plans for enclosing the deck area to make additional living space on the upper level of their home.

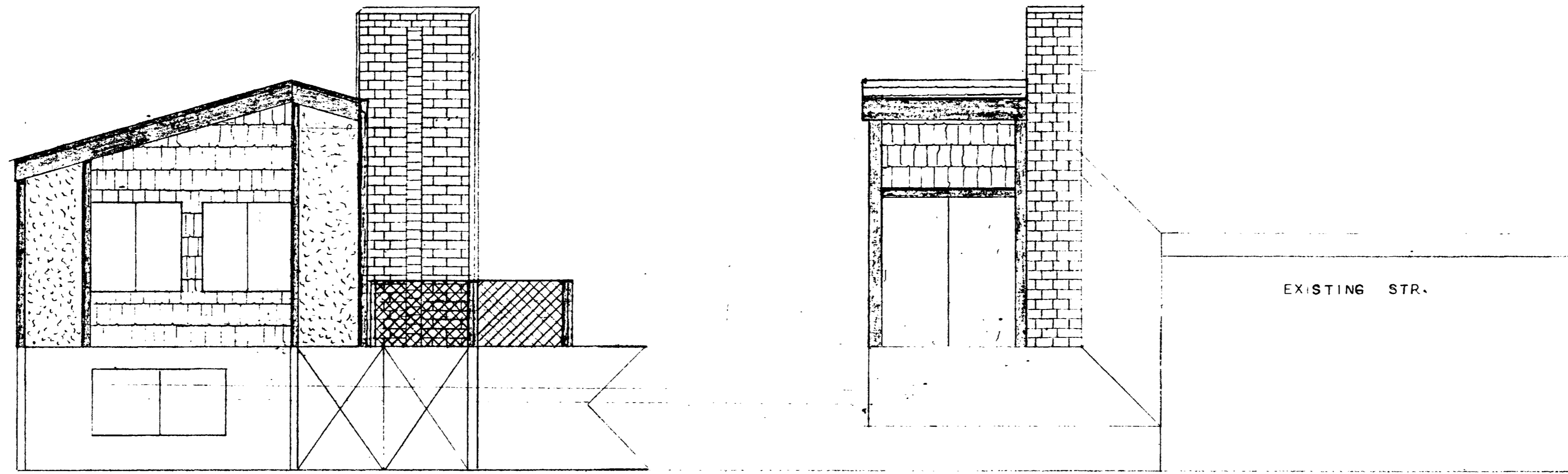
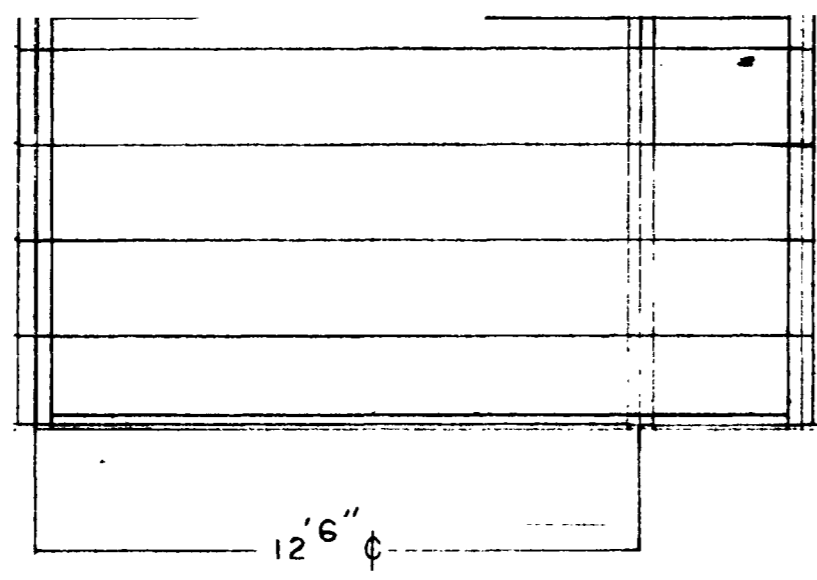
The outside wall will be built with stucco and wood trim identical to the present wall, so the outside appearance will be similar. The present stairway to the lower level will remain as is, with French doors leading to the new enclosure.

The members of the Architectural Committee, as set forth below, met to review the plans and discuss the construction with the owner. The committee unanimously recommends approval by the board in accordance with the plans and specifications submitted.

Very truly yours,

Ruth G. Moss

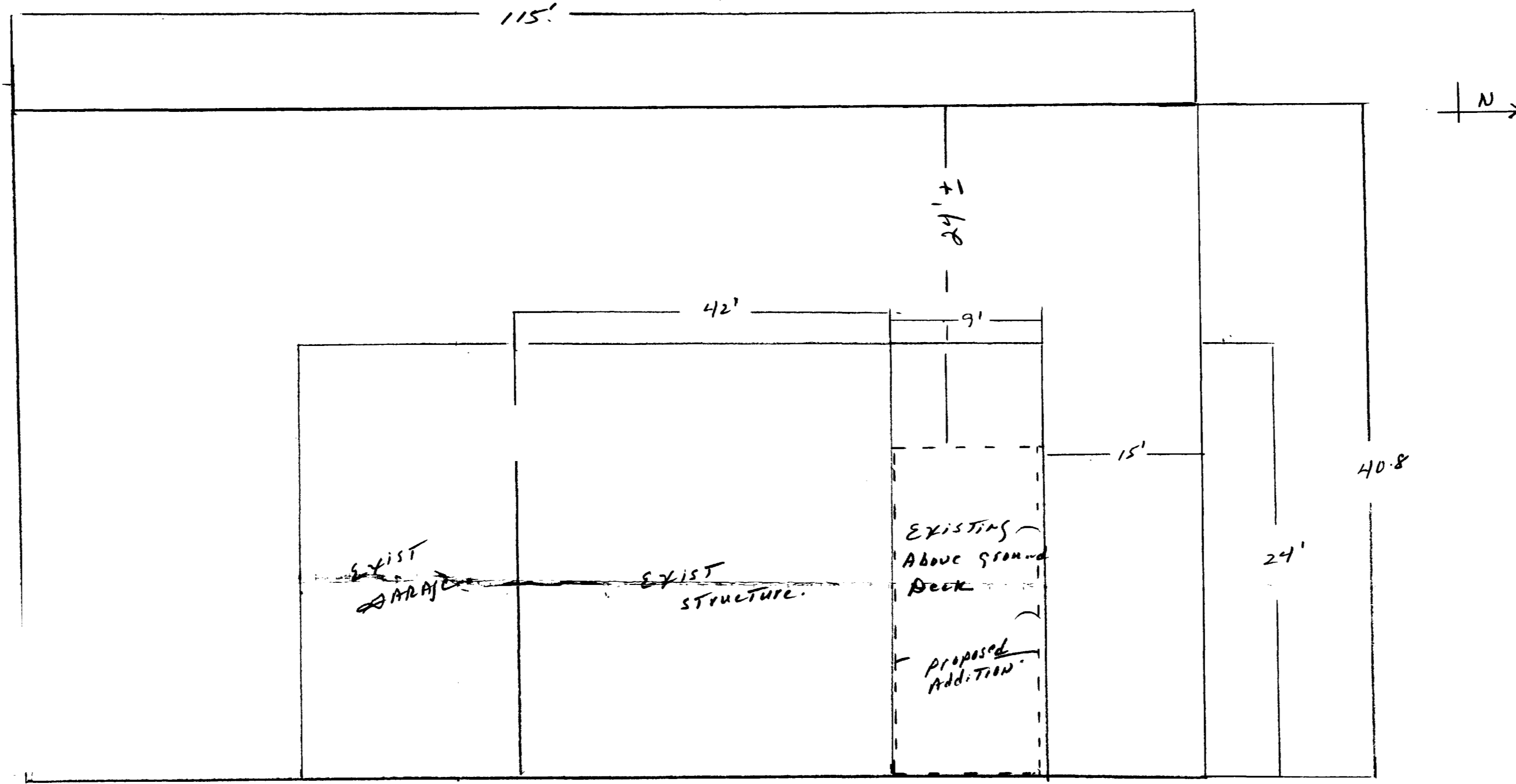
Ruth G. Moss, Chairman
Al Bratton, Vice Chairman
Chet Enstrom, Christianna
Barbara Campbell, Lakeside Drive
Fern Guthrie, Appleridge
Betty Rogers, Terrace



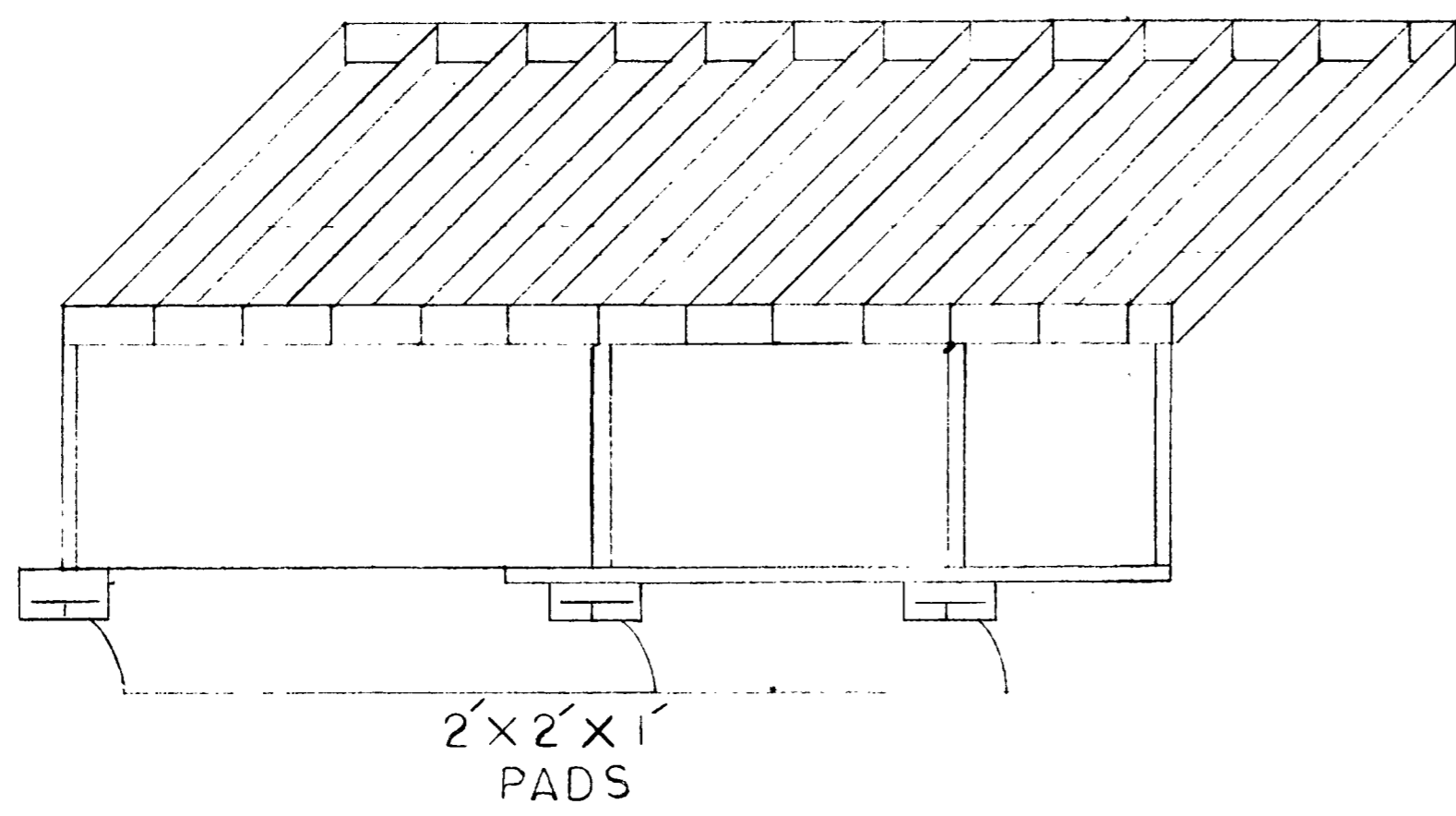
NORTH VIEW

FAUSSONE		
1032 L.S. DR.	SCALE	DRAWN BY
		REVISED
DATE	APPROVED BY	DRAWING NUMBER

SITE PLAN
NOT TO SCALE



EXISTING - DECK



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

PAGE 2		SCALE	DRAWN BY
			REVISED
DATE	APPROVED BY	DRAWING NUMBER	