

FEE \$	1000
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61357

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 1025 Lakeside Dr TAX SCHEDULE NO. 2945-024-12-046
 SUBDIVISION Lakeside SQ. FT. OF PROPOSED BLDG(S)/ADDITION Not Applicable
 FILING 2 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1960
 (1) OWNER Melvin L + Donna M. Scott NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1025 Lakeside Dr NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 243-8905 USE OF EXISTING BLDGS Dwelling
 (2) APPLICANT Melvin L. Scott DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 1025 Lakeside Dr. Enclose Carport with Wells
 (2) TELEPHONE (970) 243-8905

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-12 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear _____ from PL
per KP Maximum Height _____
 CENSUS 10 TRAFFIC 23 ANN#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

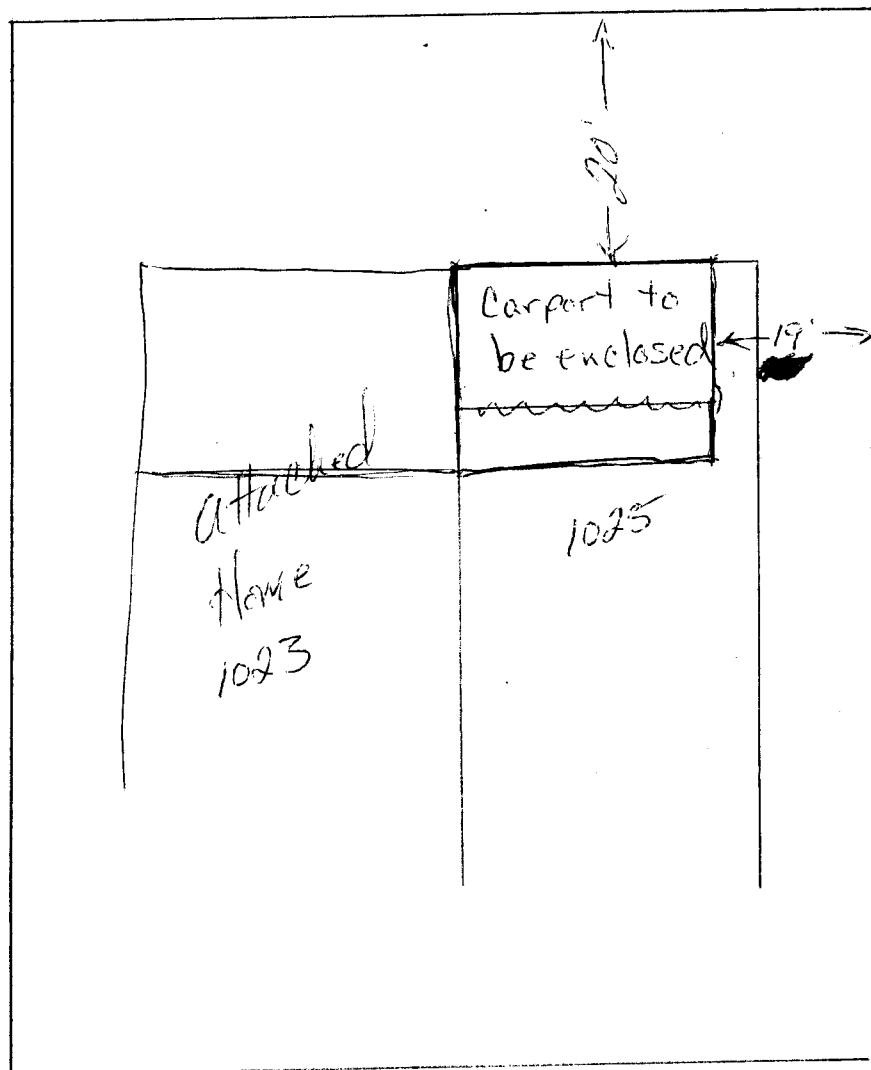
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melvin L. Scott Date 7/29/97
 Department Approval Antonia Costello per KP Date 7/29/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4001-0250-02-1
 Utility Accounting Richardson Date 7-29-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

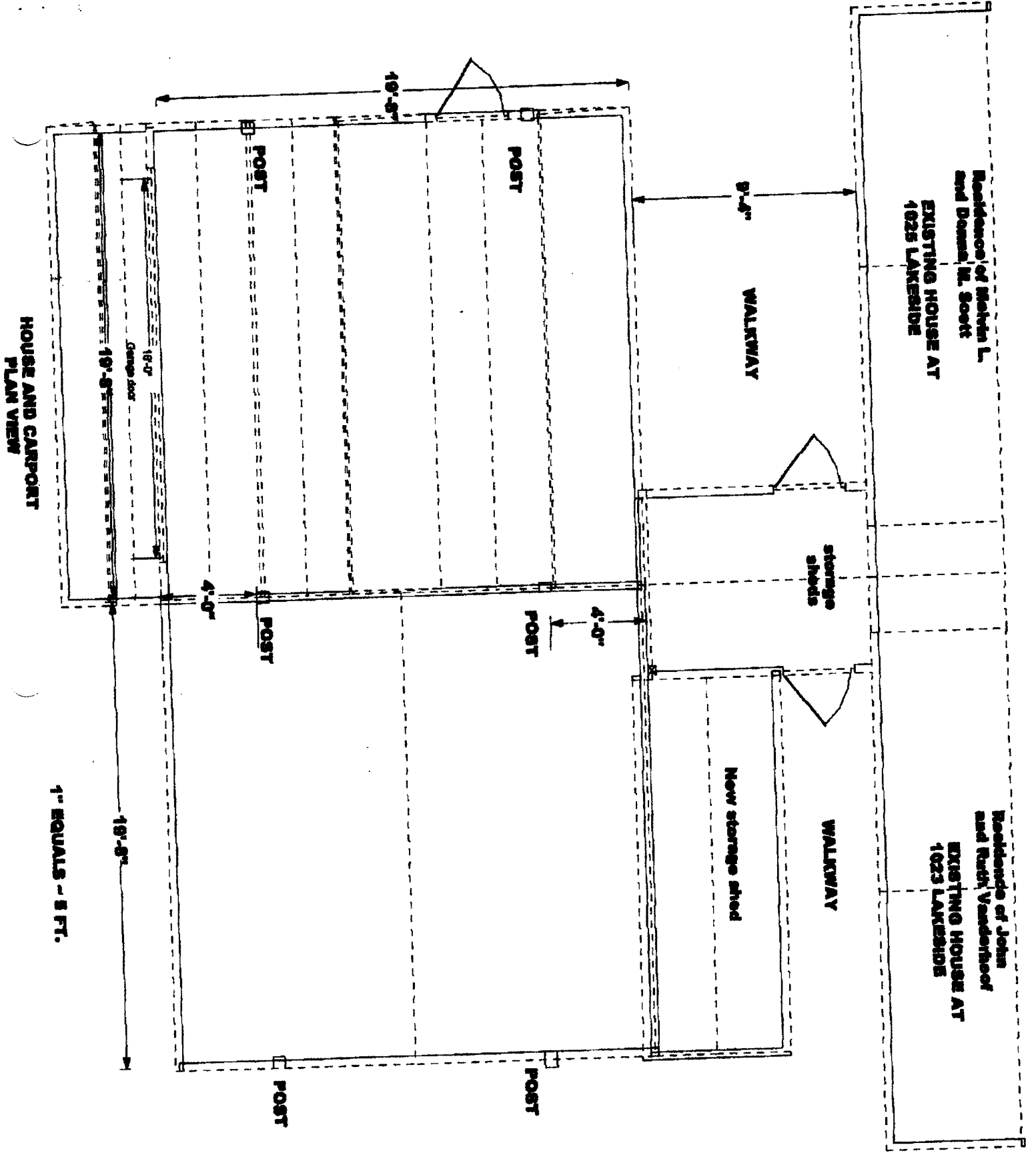
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SLC 7/29/97
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.

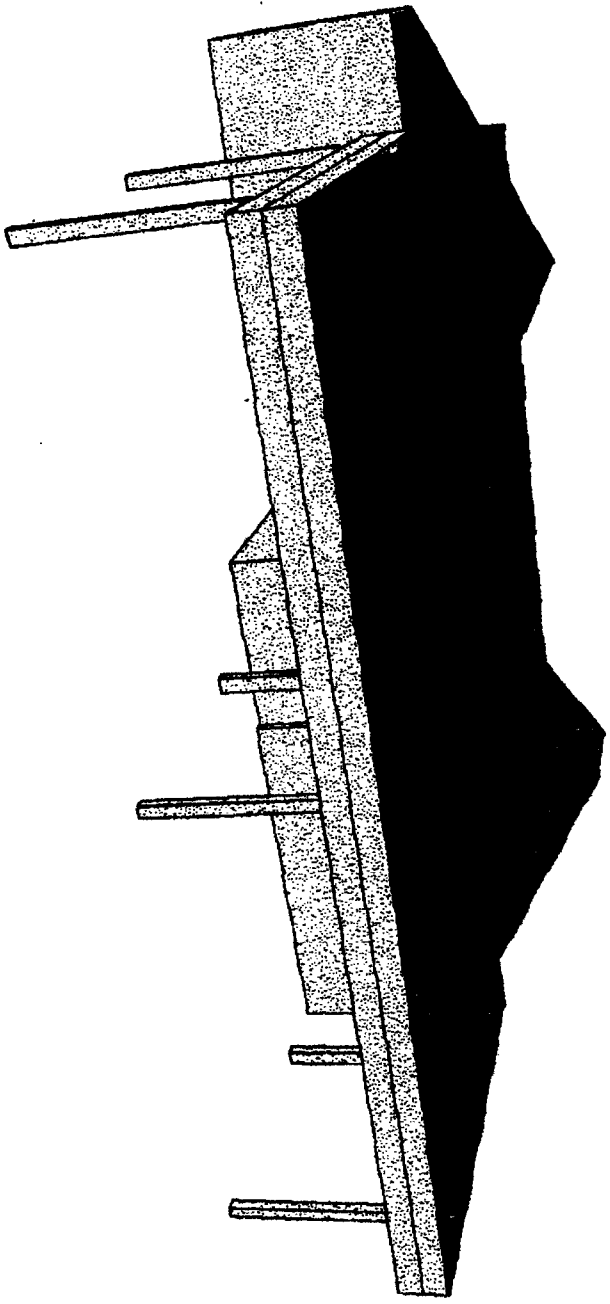
Residence of Melvin L.
and Dorcas M. Scott
EXISTING HOUSE AT
1025 LAKE SIDE

Residence of John
and Ruth Vanderboor
EXISTING HOUSE AT
1023 LAKE SIDE

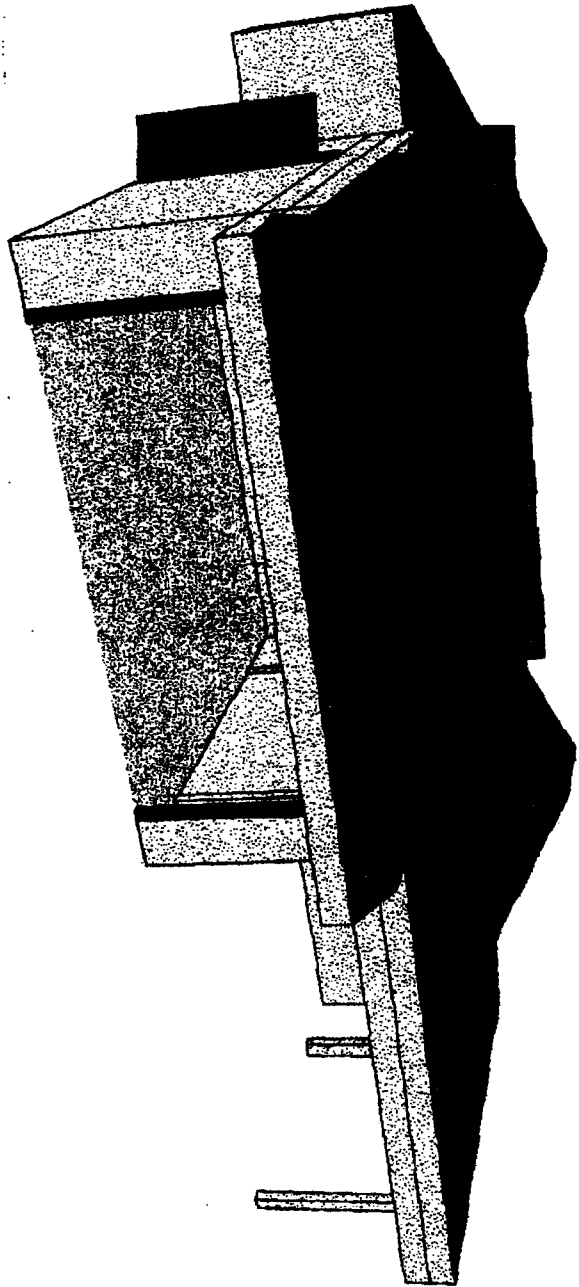


1" EQUALS - 8 FT.

HOUSE AND CARPORT
PLAN VIEW



Elevation sketch of the existing carports at 1025 and 1023 Lakeside Drive



Elevation sketch of the proposed carport to garage conversion at 1025 Lakeside Drive