

|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>00</sup> |
| TCP \$ | —                |
| SIF \$ | —                |



BLDG PERMIT NO. 71379

EL #

**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 310

FILING BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1960

(1) OWNER Melvin L. & Danna M. Scott NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1025 Lakeside Dr

(1) TELEPHONE (970) 243-8905 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Melvin L. Scott USE OF EXISTING BLDGS Dwelling

(2) ADDRESS 1025 Lakeside Dr DESCRIPTION OF WORK AND INTENDED USE: Extend

(2) TELEPHONE (970) 243-8905 Deck walk and <sup>nd</sup> Shade

**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 PR12 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height per KP CENSUS 10 TRAFFIC 23 ANNX# \_\_\_\_\_

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 Melvin L. Scott Date 6/22/99

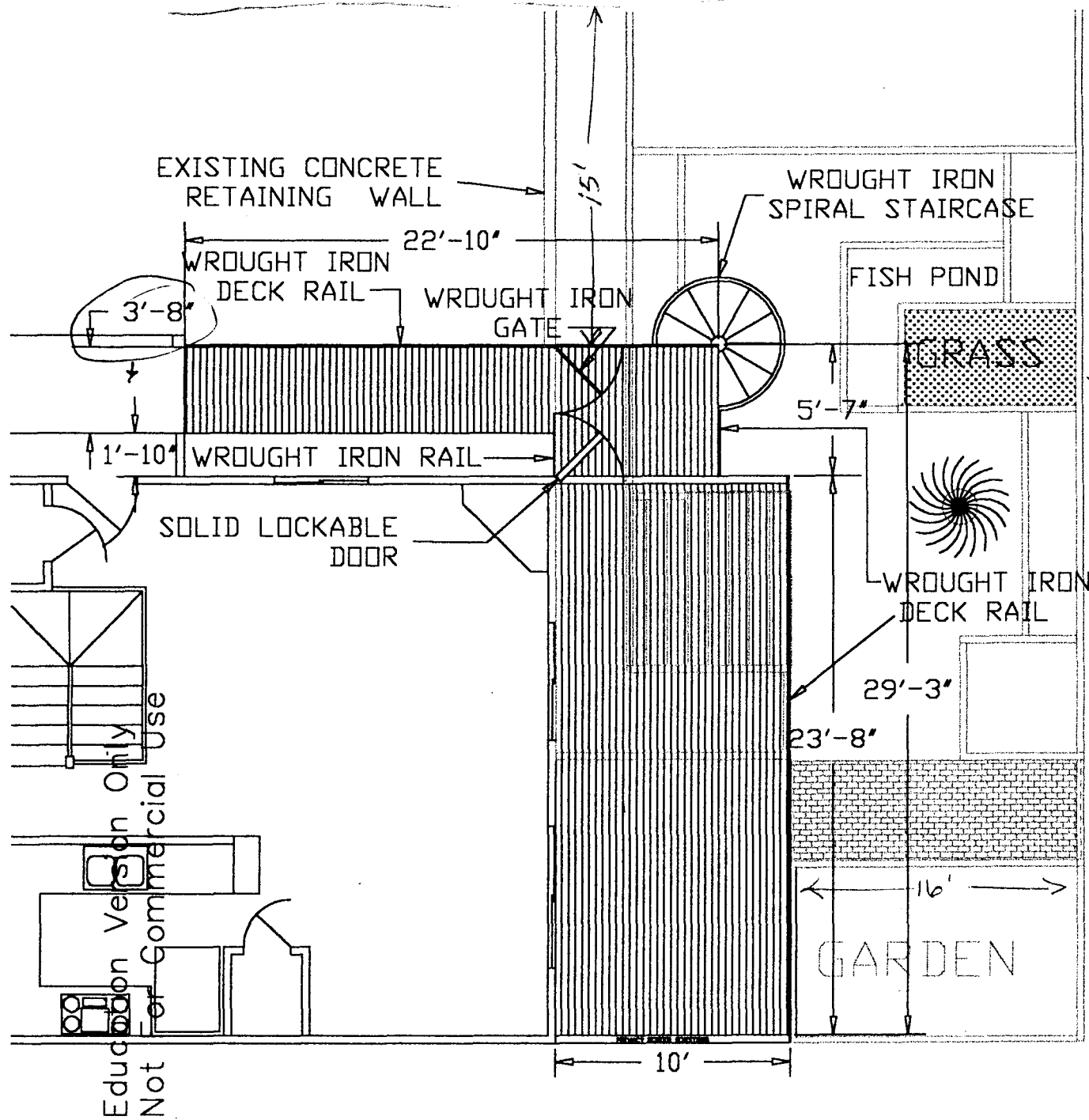
Department Approval Santa Costello Date 6-22-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting Lucy Shaker Date 6/22/99

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)

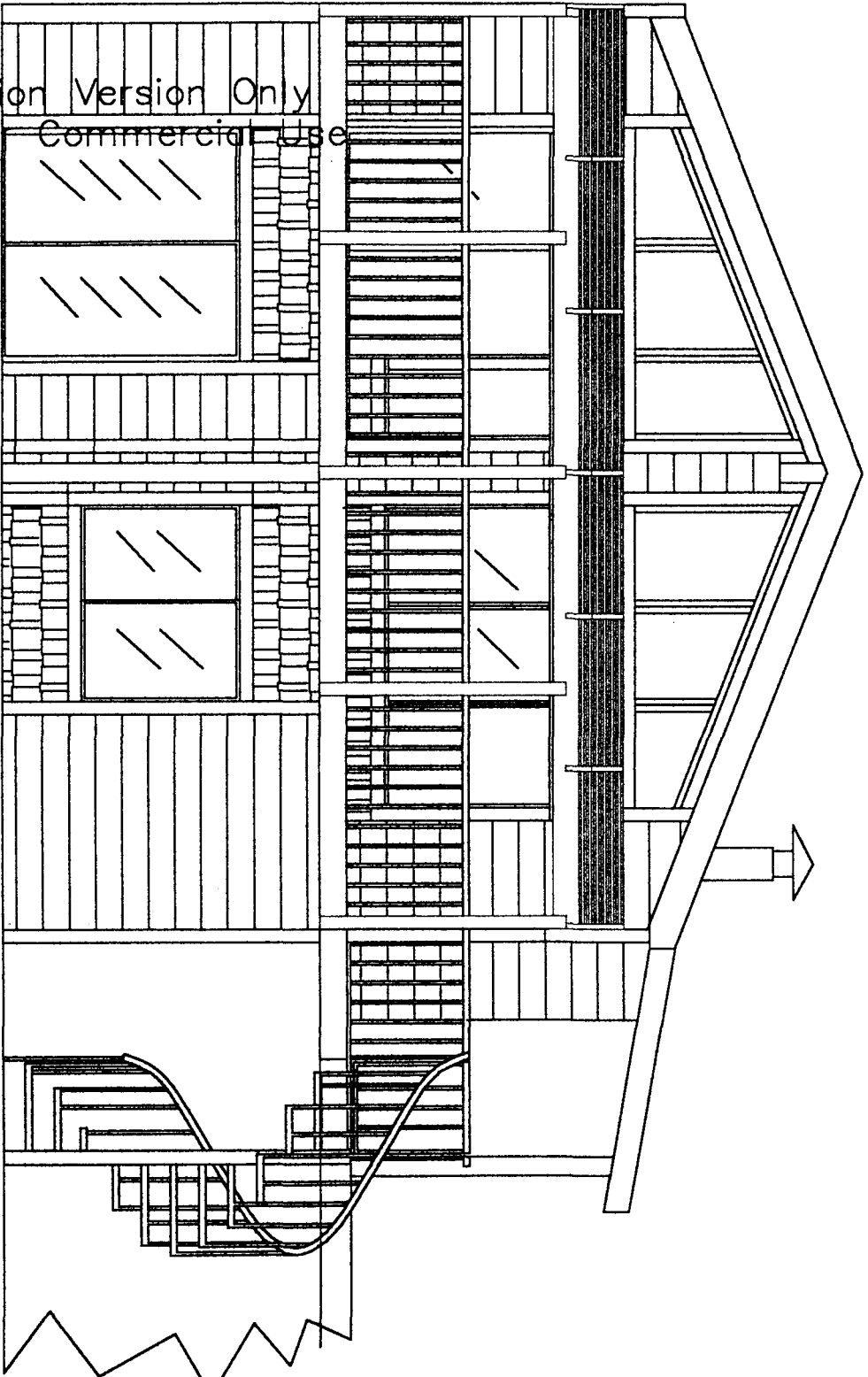


ACCEPTED SIC 6-22-99  
 ANY CHANGE OF CONTRACTORS SHALL BE  
 APPROVED BY THE ARCHITECT AND THE  
 DESIGNER. THE ARCHITECT SHALL BE  
 RESPONSIBLE TO THE OWNER FOR  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

5'  
 44' X 110'

Education Version Only  
Not For Commercial Use

1025ELEVMDD2



CONCRETE  
RETAINING  
WALL