

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 76667



Your Bridge to a Better Community

BLDG ADDRESS 1032 LAKESIDE COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 1023 #

TAX SCHEDULE NO. 2945-024-12-014 SQ. FT. OF EXISTING BLDGS 1023

SUBDIVISION LAKESIDE SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 1023

FILING 2 BLK 2 LOT 3

(1) OWNER L. PATRICE FEELY

(1) ADDRESS 1032 LAKESIDE CT.

(1) TELEPHONE 245-7435

(2) APPLICANT SAME

(2) ADDRESS ↓

(2) TELEPHONE ↓

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS SINGLE FAMILY TOWNHOME

DESCRIPTION OF WORK & INTENDED USE ENCLOSE CARPORT TO MAKE A GARAGE

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 FD12

Maximum coverage of lot by structures envelopes

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO NA

Side 5 from PL, Rear 15 from PL

Parking Reqmt existing -

Maximum Height _____

Special Conditions TO BE REVIEWED BY ACCO (NEED LETTER)

CENSUS 10 TRAFFIC 25 ANN# _____

ACC Approval attached -

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 L. Patrice Feely Date 7-3-00

Department Approval Ronnie Edwards Date 7-3-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No _____
Utility Accounting	<u>Robi Oberholt</u>		Date <u>7/3/00</u>

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)



Lakeside

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

June 23, 2000

Patti Feely
1032 Lakeside Ct.
Grand Junction, CO 81506

Dear Ms. Feely:

Thank you for your request of May 16 regarding the conversion of your carport into a garage.

The LEVHA Board of Directors, in concurrence with the Architectural Control Committee's recommendation, approved your request at the June 12 Board meeting, with the provision that it does not involve any support structures and require any engineering. Jim Vanian, the committee's liaison person, will be contacting you regarding this stipulation.

Good luck with your project, and thank you for submitting a written request.

Sincerely,

Dale J. Hollingsworth, President
Board of Directors
Lake View Estates Venture Homeowners' Assn.

Cc: Architectural Control Committee
Files

S 89°55'00" E 34.00

46.00

10' utility

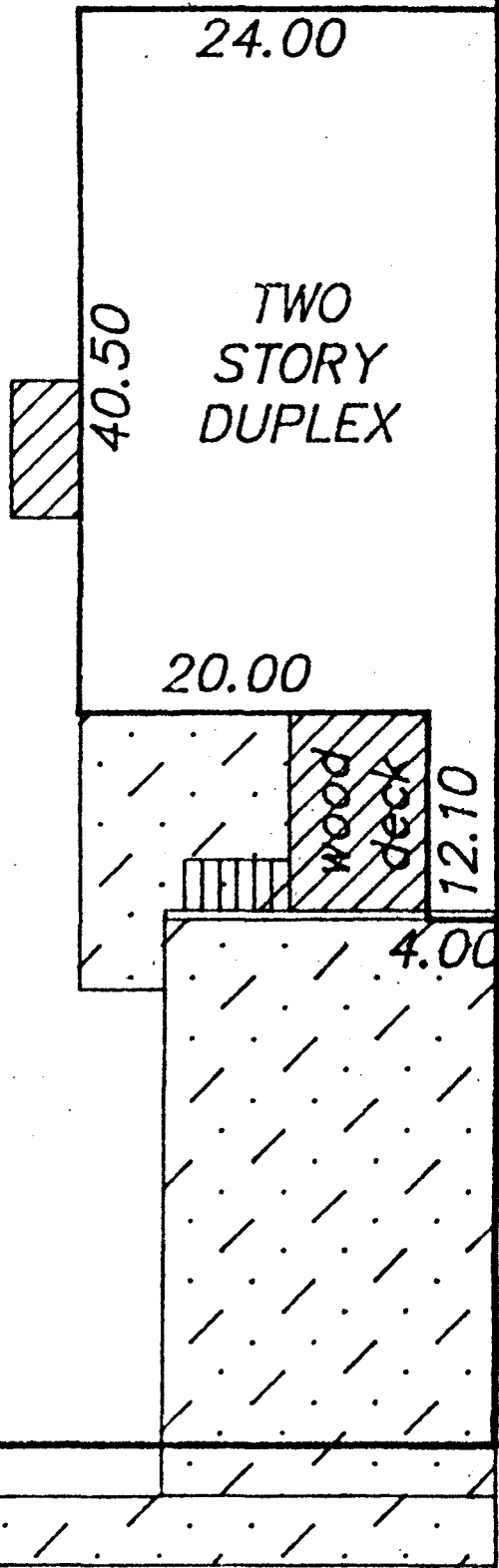
ACCEPTED *Cheryl Nelson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

THE WEST 46' OF LOT 3

N 00°05'00" E 115.00

N 00°05'00" E 115.00

PARTY WA



24.00

20.00

12.17

4.00

N 89°55'00" W 34.00

DESCRIPTI

EAST 34
OF LOT
SUBDIVIS

MESA CO

LEGEND &

FOUND SU
OTHERS

THIS PRO

46.00

1032
LAKESIDE COURT