

DATE SUBMITTED: 7-26-93
~~7-20-93~~

PERMIT NO. 457581

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 486 1/2 Melody Lane.

SQ. FT. OF BLDG: 720

SUBDIVISION _____

SQ. FT. OF LOT: 12,500

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294318106001-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Roy + Susan Moore.

USE OF EXISTING BUILDINGS: Residence, Business

ADDRESS 486 1/2 Melody Lane.

TELEPHONE: 245-6549.

DESCRIPTION OF WORK AND INTENDED USE: Garage storage.

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-2

Designated
FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0' REAR 0'

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: Allowed addition of garage see section 4-9-3 of Grand Junction Zoning Code.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Marcie Pitz
Department Approval

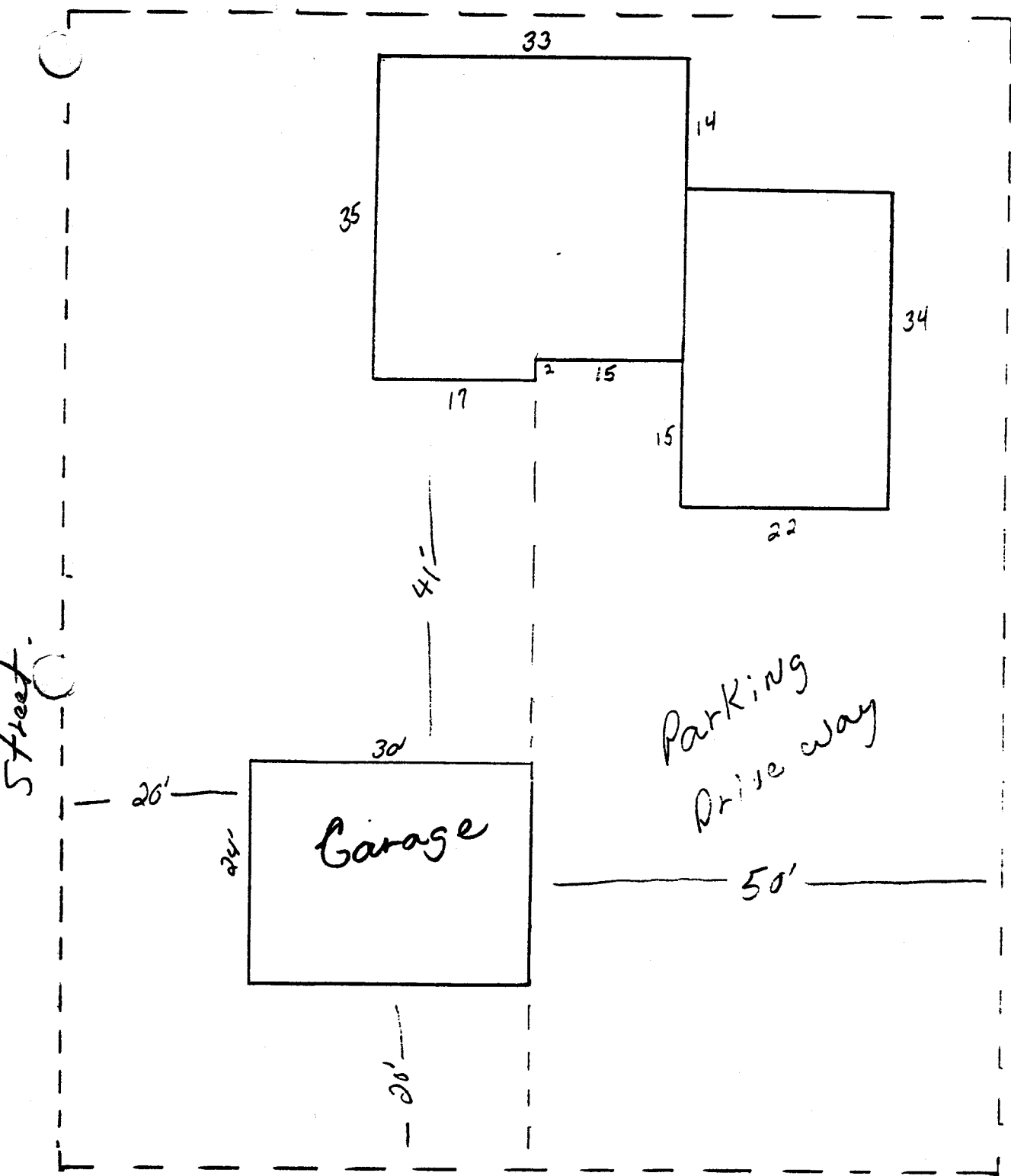
Roy B Moore
Applicant Signature

7-26-93
Date Approved

7/26/93
Date

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

486 1/2 Melody Lane.



Street

Parking Driveway

Garage

Melody Lane

ACCEPTED
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.