

DATE SUBMITTED 9/7/93

BUILDING PERMIT NO. 47206
FEE \$ 5.00

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

BLDG ADDRESS 537 MELODY LANE
SUBDIVISION LAMM
FILING _____ BLK 1 LOT 1
TAX SCHEDULE NO. 2943-074-21-001
OWNER ROGER HARRIS
ADDRESS 519 29 ROAD GT 81501
TELEPHONE 242-1179

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1284~~ 1284
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

DESCRIPTION OF WORK AND INTENDED USE:
RESIDENTIAL, SINGLE FAMILY, NEW

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 5 from property line
Rear 15 from property line
Maximum Height 32
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT 6 TRAFFIC ZONE 30
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Marcia Patis*
Date Approved 9-17-93

Applicant Signature *Roger Harris*
Date 9/7/93

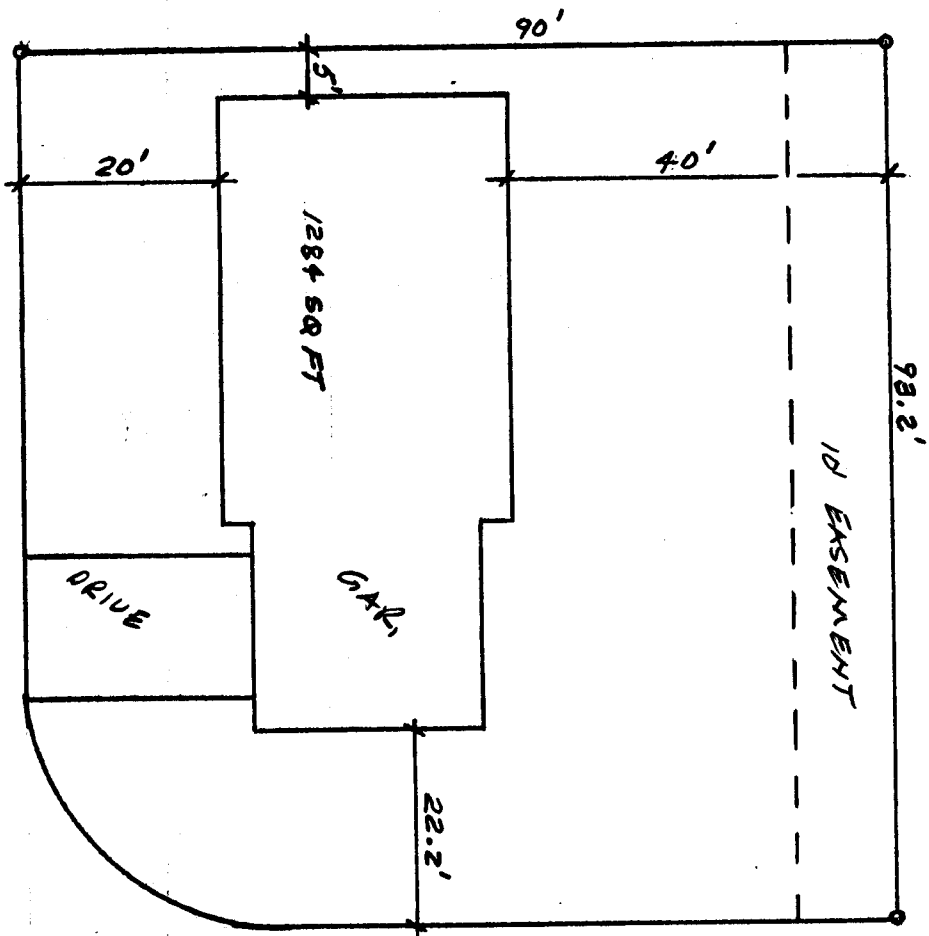
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

537 MELODY LANE LOT 1 BLOCK 1
ROGER HARRIS EXHIBIT S4B
SCALE 1" = 20'



MESA AK



MELODY LANE