

FEE \$ 500

BLDG PERMIT NO. 49455

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3022-4530-06-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 303 MUSIC LANE TAX SCHEDULE NO. 2945-023-17-011

SUBDIVISION North Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12'x32'

FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 29'x60'

(1) OWNER JERRY MOORMAN NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 303 MUSIC LANE NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SHANE WASHINGTON USE OF EXISTING BLDGS Residential

(2) ADDRESS Box 142 Grape Park DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-5369 porch Addition

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4

Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 7' from PL Rear 30' from PL

Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 20

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 Shane Washington Date aug 94

Department Approval Connie Edwards Date 1 Aug 94

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

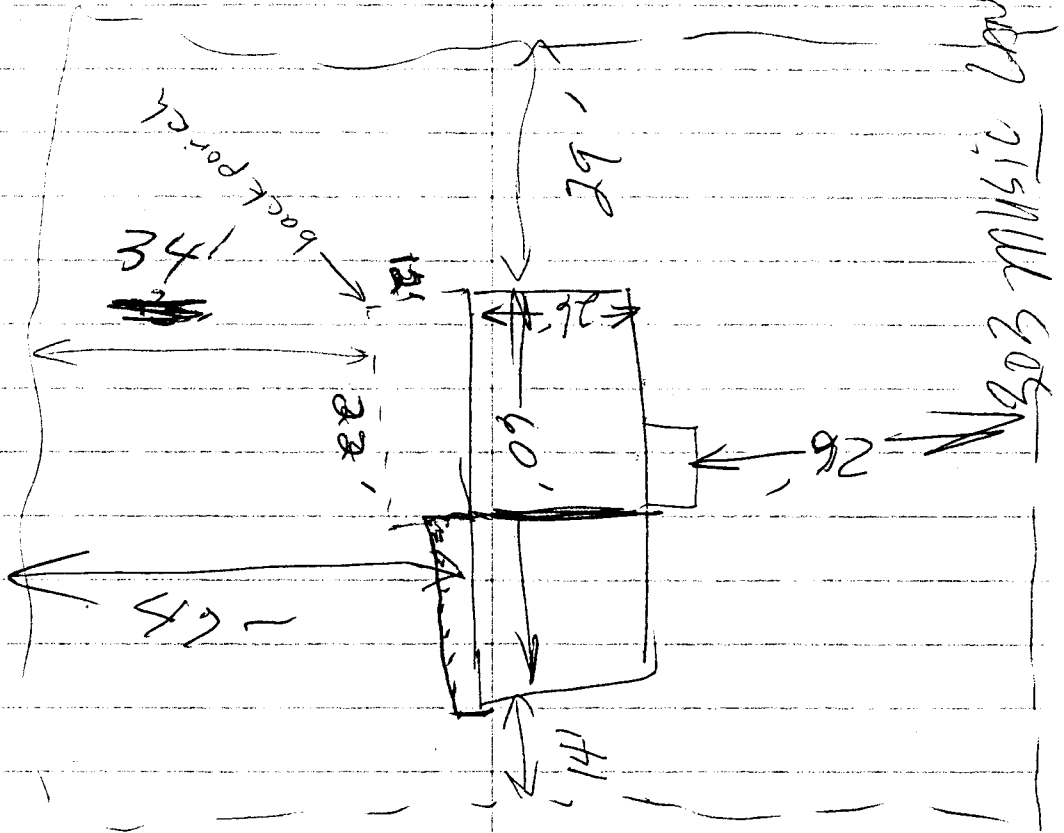
Utility Accounting Mellie Fowler Date 8-1-94

no change in use

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

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

3/27  
17



**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.

*Bonnie Edwards*  
8/1/94  
*B. Edwards*

47'  
~~12~~  
35'