

FEE \$	N/C
TCP \$	-

Replaces previous of 1-5-96

BLDG PERMIT NO.

54951

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 512 Melody Lane TAX SCHEDULE NO. 2945-074-00-046

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Carolyn A. Hill NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 512 Melody Ln

(1) TELEPHONE 245-8608 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS home

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ remodel & 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-8 Maximum coverage of lot by structures 45%

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

Side 5' from PL Rear 15' from PL Special Conditions (revised to add 2nd floor) -

Maximum Height 32' CENS.T. 6 T.ZONE 30 ANN# _____

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 Carolyn A Hill Date 3/12/96

Department Approval Ronnie Edwards Date 3-12-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change of use

Utility Accounting Dotie Hobbs Date 3/12/96

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

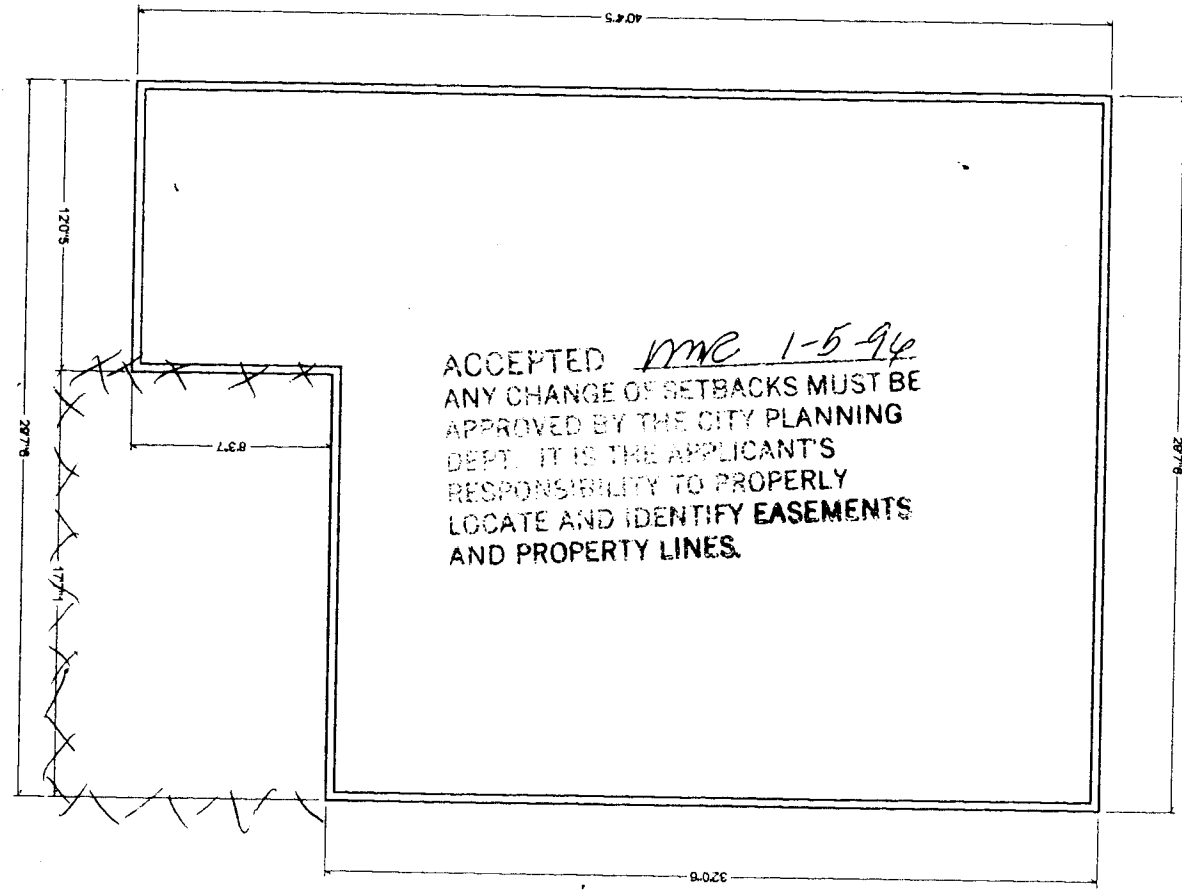
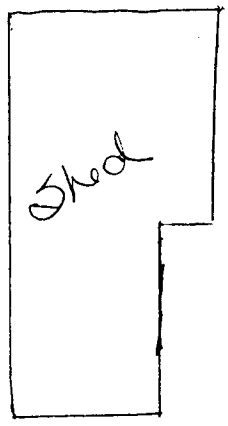
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

29' 6" 91'

ACCEPTED Ronnie 3/12/96
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.

Revised
adding 2nd floor to original form.

38' ↗



ACCEPTED mc 1-5-94
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.

13" ↔

110'

40' ⇕

512, melody lane FRONT