

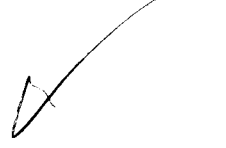
FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57593

PLANNING CLEARANCE

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

30-2-0180036



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 544 Melody Lane TAX SCHEDULE NO. 2943-074-02-0091
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Mrs Bruno Eidinger NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 544 Melody Lane
 (1) TELEPHONE 242-7718 NO. OF BLDGS ON PARCEL
Ray Bush BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT K&B Construction USE OF EXISTING BLDGS garage & storage
512 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 572 1/2 Morning Glory Ln
 (2) TELEPHONE 756-1350 Frame new storage building

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 R5F-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 5' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 3' from PL Special Conditions _____
 Maximum Height Accessory 33' CENSUS TRACT 6 TRAFFIC ZONE 30

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 Ray Bush Date Sept 18, 1996
 Department Approval Julia J. Costello Date 9/18/96

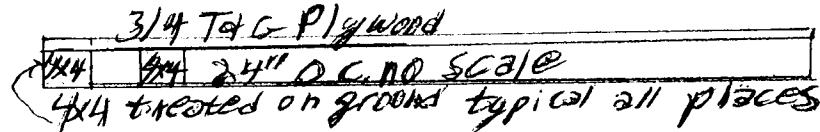
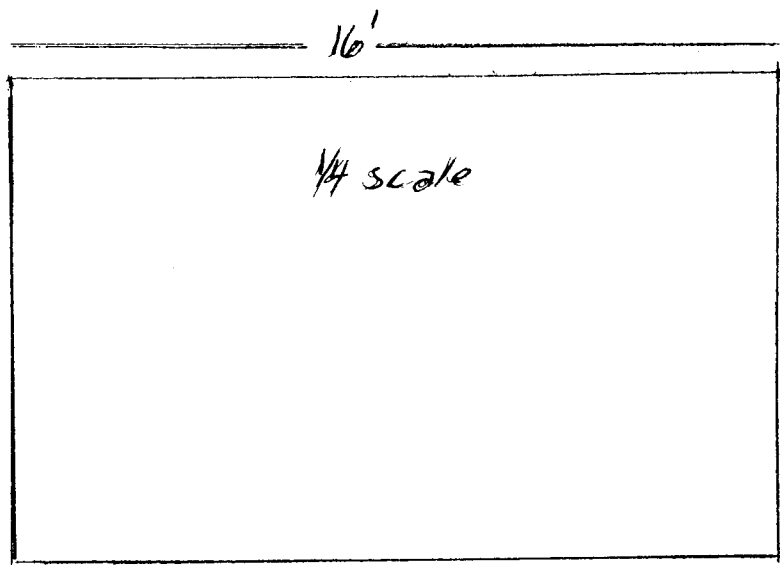
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O W/O No. n/a
 Utility Accounting Dotter Hobbs Date 9-18-96

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

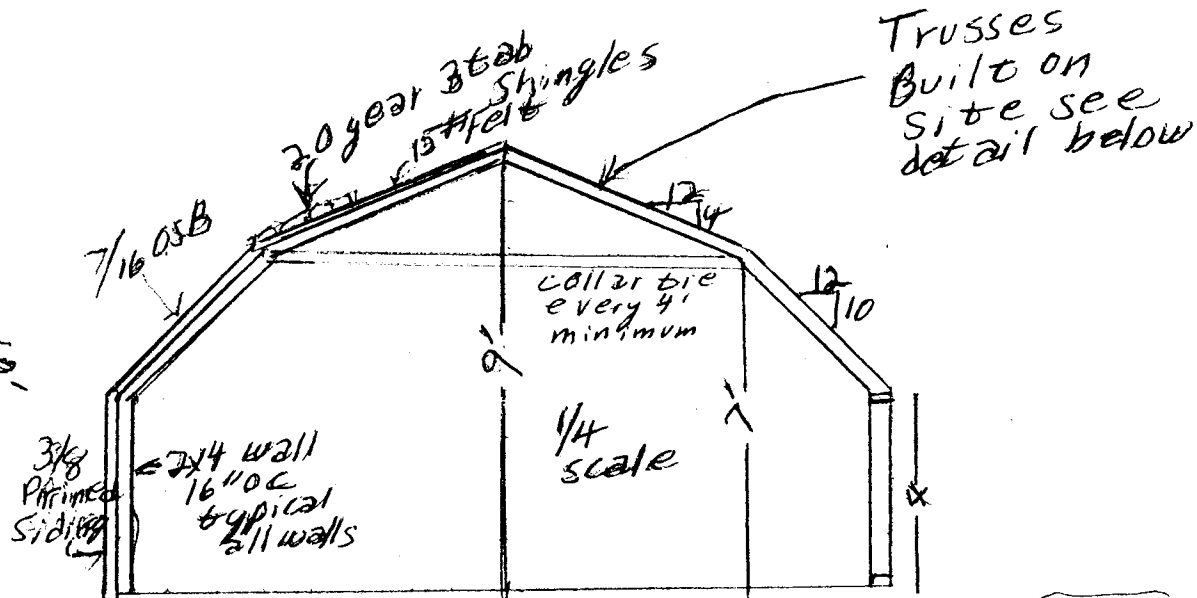
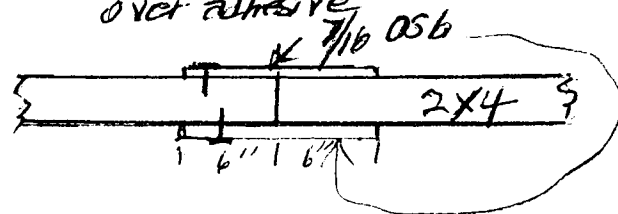
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

44-1630

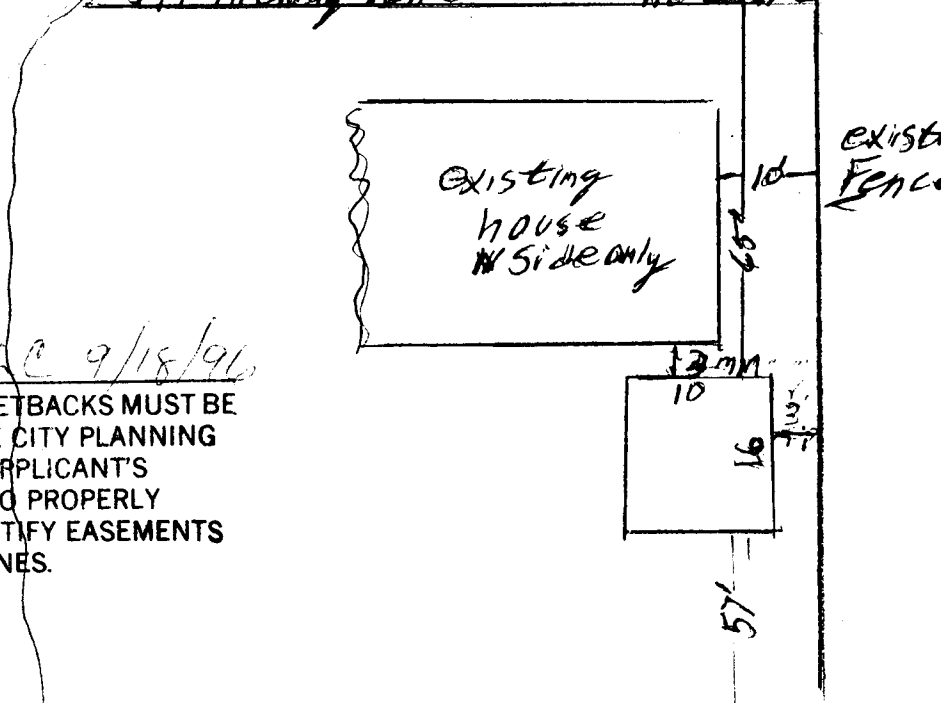
Storage Shed
544 Melody Lane
Grand Jct Co



Joints of Trusses
nail or screwed
over adhesive



Site Sketch
544 Melody Lane
NO SCALE



ACCEPTED SAC 9/18/96
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.