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BLDG PERMIT NO. 63109

*JC*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 511 melody lane TAX SCHEDULE NO. 2943-074-00-051

SUBDIVISION none SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1290 <sup>600 Addition</sup> <sub>690 Garage</sub>

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 720

(1) OWNER Ron Berry NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 510 melody lane NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-4298 USE OF EXISTING BLDGS Home

(2) APPLICANT Donna DESCRIPTION OF WORK AND INTENDED USE: Home

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ adding a bedroom/bath + living rm & garage

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_ Single Family

Maximum Height 32' Residence Use Only.

CENSUS U TRAFFIC 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 Ron Berry Date 12-2-97

Department Approval Ronnie Edwards Date 12-2-97

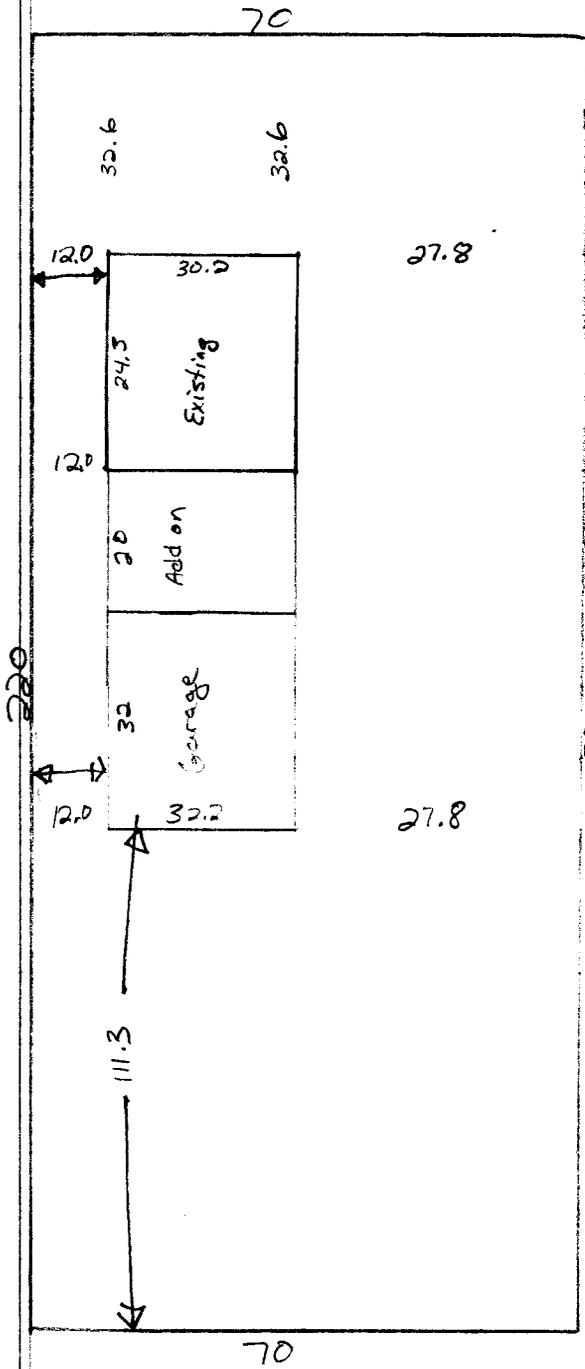
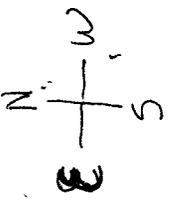
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting Tracy Shaper Date 12/2/97

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)

511 melody Lane



ACCEPTED *Ronnie* 12/2/97  
 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.