

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 01819

022-4530060

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

BLDG ADDRESS 303 Music Ln TAX SCHEDULE NO. 2945-023-17-010
 SUBDIVISION North Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1814 37
 FILING 1 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) 1680' Appraiser
 (1) OWNER Jerry Norman NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 303 Music Ln
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Shane Washington USE OF EXISTING BLDGS Back porch with ^{Road easement} HOME
 (2) ADDRESS 951 Laurel Ave DESCRIPTION OF WORK AND INTENDED USE: Back
 (2) TELEPHONE 245-6811 Porch extended

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-4 **PAID**
 SETBACKS: Front 20' from property line (PL) Maximum coverage of lot by structures 35%
 or 45' from center of ROW, whichever is greater SEP 2 - 1997
 Side 7' from PL Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions CM
 CENSUS 10 TRAFFIC 20 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 Shane Washington Date Sept 2 1997

Department Approval Senita Castella Date 9-2-97

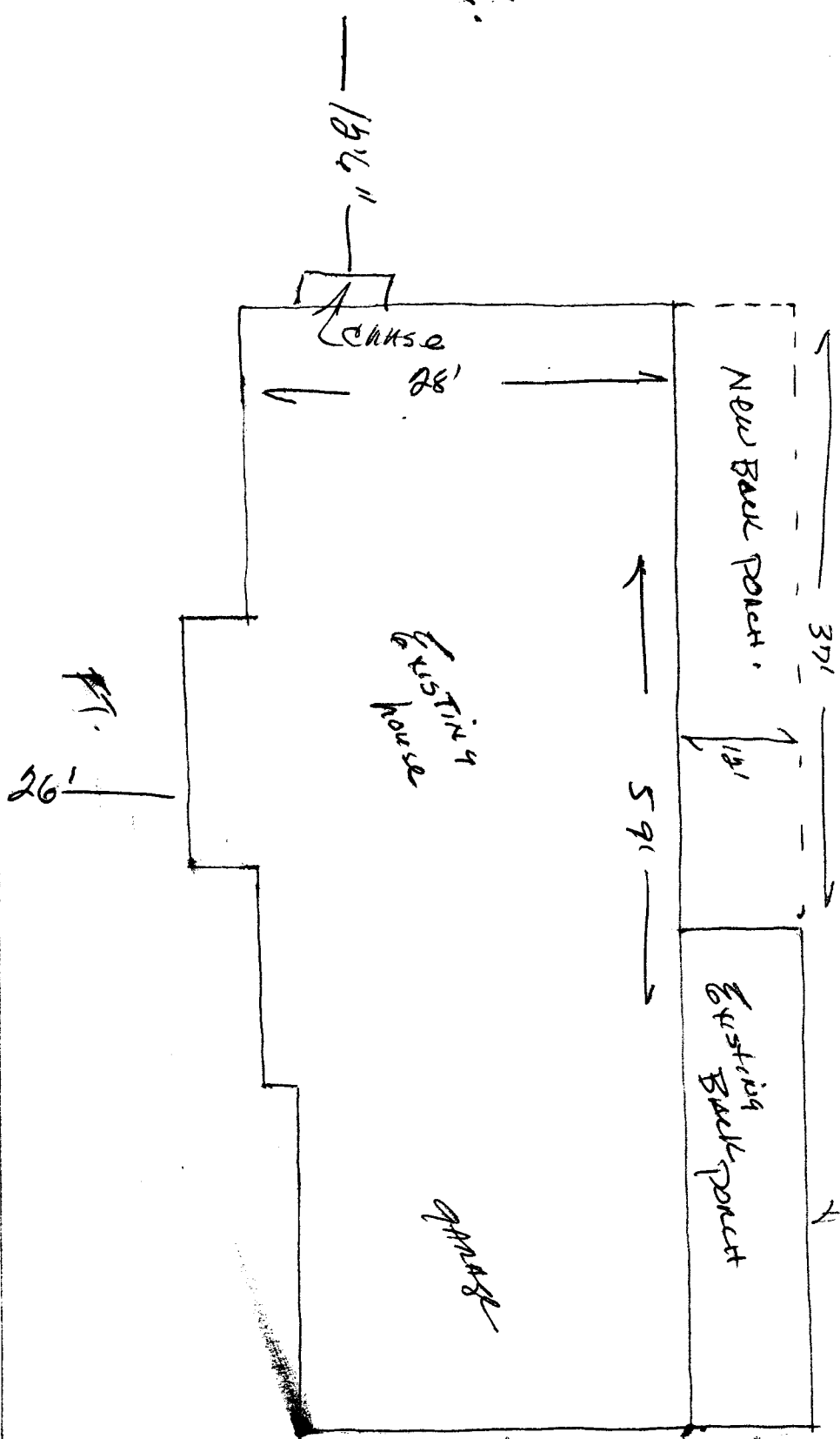
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1054

Utility Accounting CM Date 8/2/97

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)

SIDE WALK
N. 303 MUSIC LANE



ACCEPTED SLC 8-2-97
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.

5.