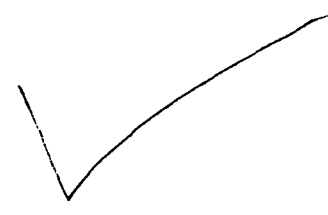


FEE \$	1000
TCP \$	—

BLDG PERMIT NO. 58832
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2890 Music Lane TAX SCHEDULE NO. 2943-064-02-005

SUBDIVISION Darla Jean SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING — BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) — 2440 ±

(1) OWNER Helen Harrison NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2890 Music, G.J.

(1) TELEPHONE 242-9005 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Steve Webber USE OF EXISTING BLDGS None

(2) ADDRESS 3142 Devin Dr. G.J. DESCRIPTION OF WORK AND INTENDED USE: 9x19 patio cover

(2) TELEPHONE 434-9059

**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-5 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 5' from PL Rear 25' from PL Special Conditions Annex # 13-94

Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 22

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 Steve Webber Date 1-17-97

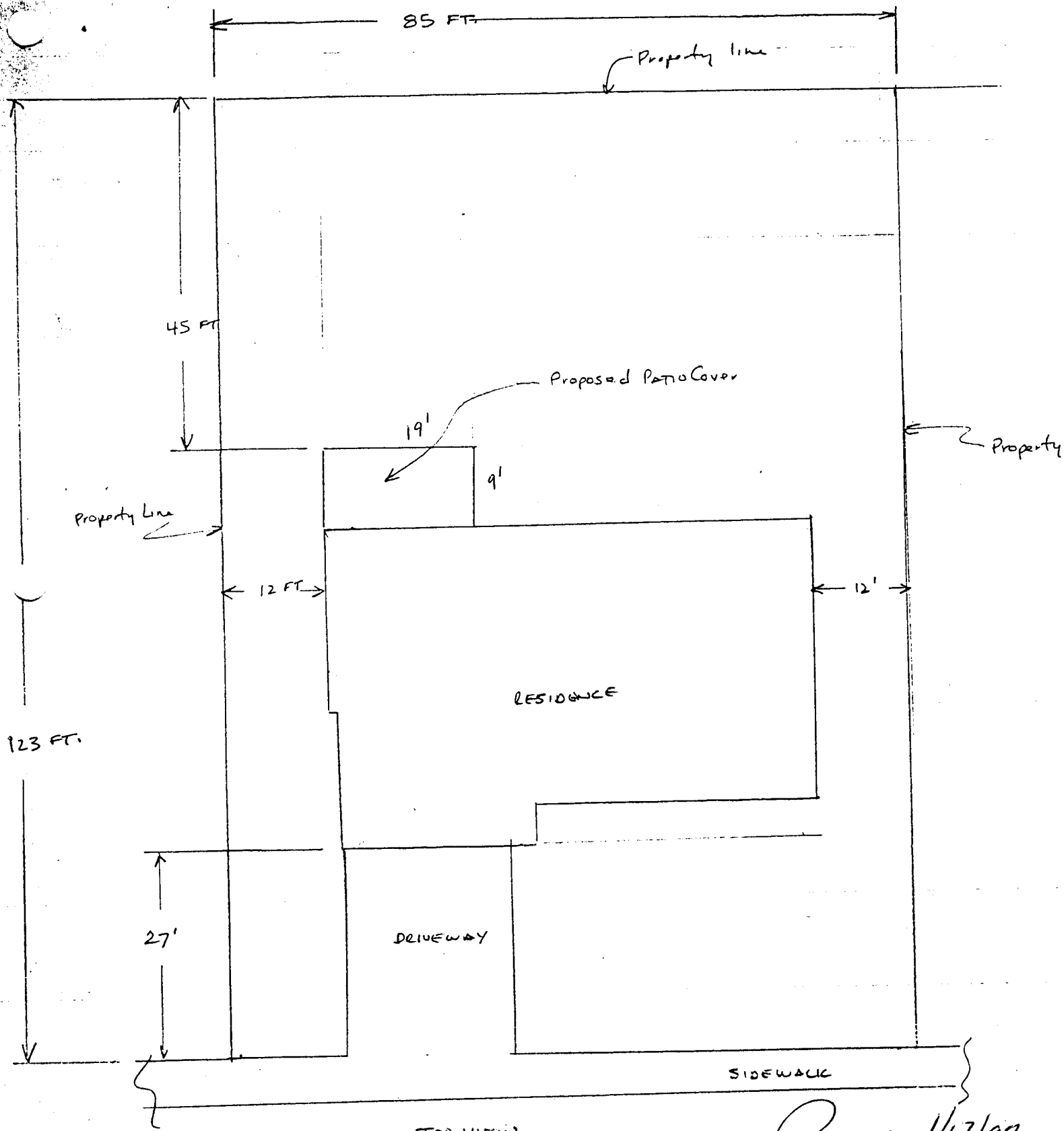
Department Approval Ronnie Edwards Date 1-17-97

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

Utility Accounting Jessy Schaffer Date 1/17/97

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)



TOP VIEW

2890 Music Lane

ACCEPTED *Ronnie* 1/17/97  
 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.

18'6"

X10 2X4XB' RAFTERS ON 2' CENTERS

