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BLDG PERMIT NO. 68332

**PLANNING CLEARANCE**

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

*(Handwritten initials)*

BLDG ADDRESS 510 melody Ln TAX SCHEDULE NO. 2943.074.00-104  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Ronald K. Berry NO. OF DWELLING UNITS  
 BEFORE: 2 AFTER: 0 THIS CONSTRUCTION  
 (1) ADDRESS —  
 (1) TELEPHONE 242-4035 <sup>Ⓢ</sup> 2434298 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 0 THIS CONSTRUCTION  
 (2) APPLICANT Bon Berry USE OF EXISTING BLDGS Use garage  
 (2) ADDRESS 603 Newton Dr. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 242-4035 Demo all structures

**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 —  
 SETBACKS: Front — from property line (PL) Parking Req'mt —  
 or — from center of ROW, whichever is greater  
 Side — from PL Rear — from PL Special Conditions Any new bldgs  
 Maximum Height — will need a new Planning Clearance  
 CENSUS 6 TRAFFIC 30 ANNEX# —

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 Bon Berry Date 1-13-99  
 Department Approval Santa Costello Date 1-13-99

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

Utility Accounting K Duncan Date 1/13/99

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)