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BLDG PERMIT NO.	70034
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 512 Melody Ln TAX SCHEDULE NO. 2943-074-00-046
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 135
 FILING BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 1750 sq ft
 (1) OWNER Carolyn A. Vanmatre NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 512 Melody Ln
 (1) TELEPHONE 245-8603 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Carolyn Vanmatre USE OF EXISTING BLDGS 2
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE Same Add approx 9x15 room

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 PAID
 SETBACKS: Front 20 from property line (PL) Parking Req'mt MAY 04 1999
 or — from center of ROW, whichever is greater Special Conditions DN
 Side 5 from PL Rear 15 from PL
 Maximum Height — CENSUS 6 TRAFFIC 30 ANNEX# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Carolyn A Vanmatre Date 5/5/99
 Department Approval Kristen L. Adkins Date 5/5/99

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

Utility Accounting Marshall Cole Date 5-5-99

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)

