

curriculum

FEE \$	10 ⁰⁰
TCP \$	-
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BLDG PERMIT NO. 69819

GP

6856-4259

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 510 Melody Lane TAX SCHEDULE NO. 2943-074-00-104
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING BLK - LOT - SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Ronald K. Bemy NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 603 Hudson Bay, Pa.
 (1) TELEPHONE 970-244-8974 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Ron Bemy USE OF EXISTING BLDGS _____
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 970-242-4035 new residence

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 R8F-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 Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32' CENSUS 6 TRAFFIC 30 ANNX# _____

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).

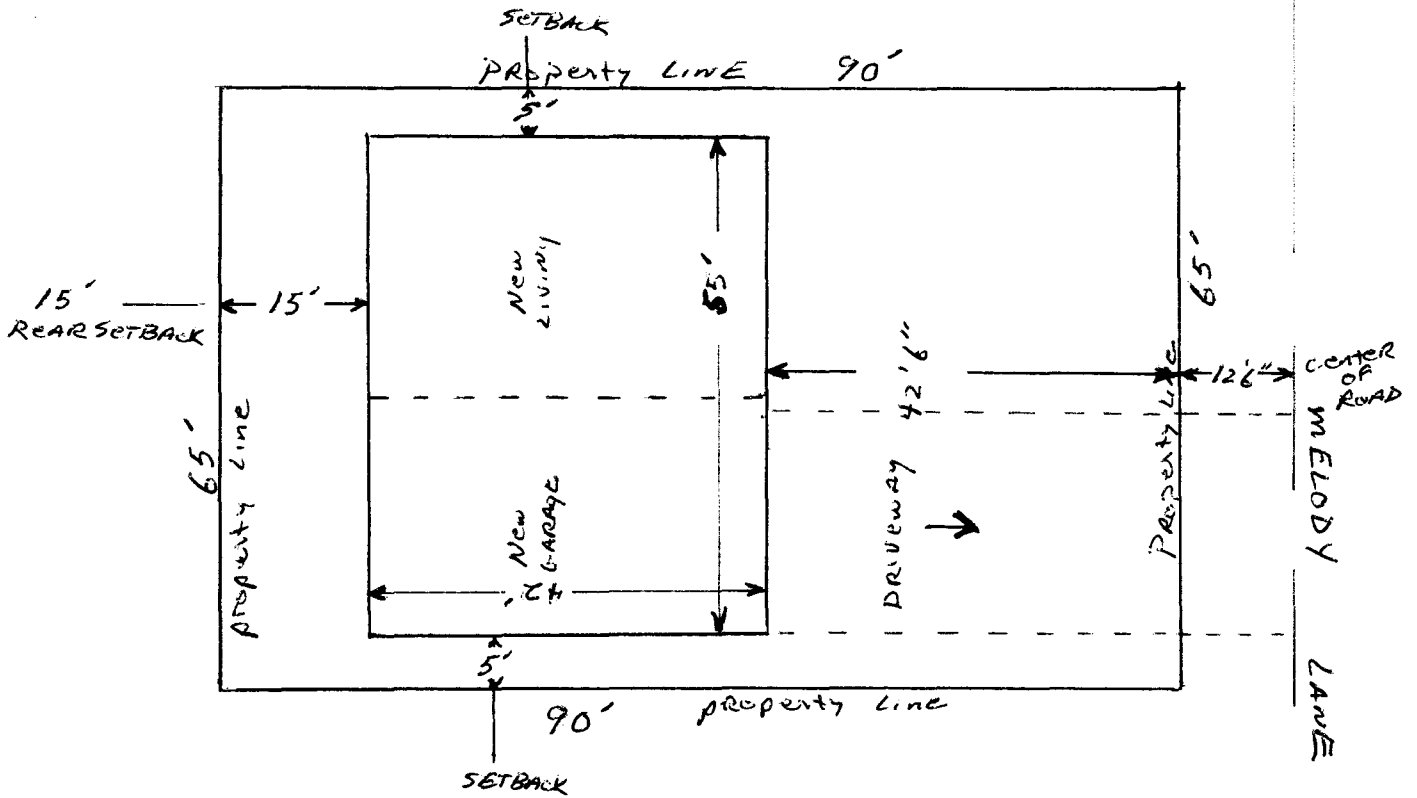
Applicant Signature Ron Bemy Date 4-26-99
 Department Approval Ronnie Edwards Date 4-26-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no charge in use.
 Utility Accounting Collette Tommer Date 4-26-99

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)

Row BERRY
 510 MELODY LANE
 1/4" = 5'



- No utilities, curbs, light poles, ect that conflict
- No sidewalks
- Proposed Height of structure 25'
- Ground floor Sq. Footage

Living space -

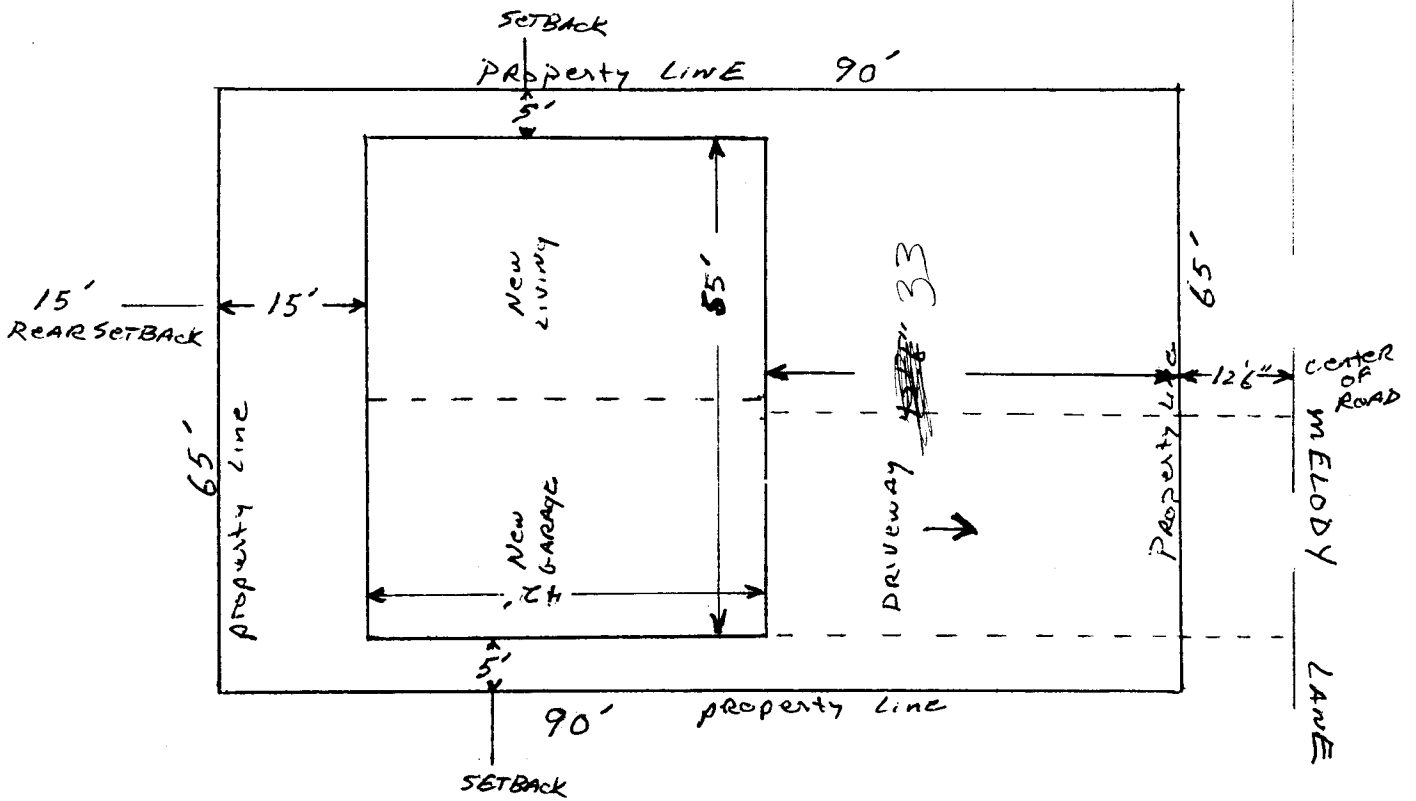
GARAGE 7
 H/26/97

Ronnie
 PROPERTY LINES

PARCEL C



Ron BERRY
 510 melody lane
 1/4" = 5'



- No utilities, curbs, light poles, ect that conflict
- No sidewalks
- Proposed Height at structure 25'
- Ground floor Sq. Footage
 Living space
 Garage

Home
H26/99
 (Scribbled-out text)

PARCEL C

Revised

KV5-11-99

DATE AND IDENTIFICATIONS
 AND PROPERTY LINES.

