

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 83391



Your Bridge to a Better Community

BLDG ADDRESS 515 Melody Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 720

TAX SCHEDULE NO. 2943-074-00-044 SQ. FT. OF EXISTING BLDGS 820

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1296

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) OWNER Clayton Hilbish

(1) ADDRESS 515 Melody Lane

(1) TELEPHONE 970 243 9810

USE OF EXISTING BUILDINGS Single Fam. Home

(2) APPLICANT \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE Addition of Home

(2) ADDRESS \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 6 TRAFFIC 30 ANN# \_\_\_\_\_

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 Clayton Hilbish Date 2/21/02

Department Approval Hayden Henderson Date 2-21-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>2/21/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

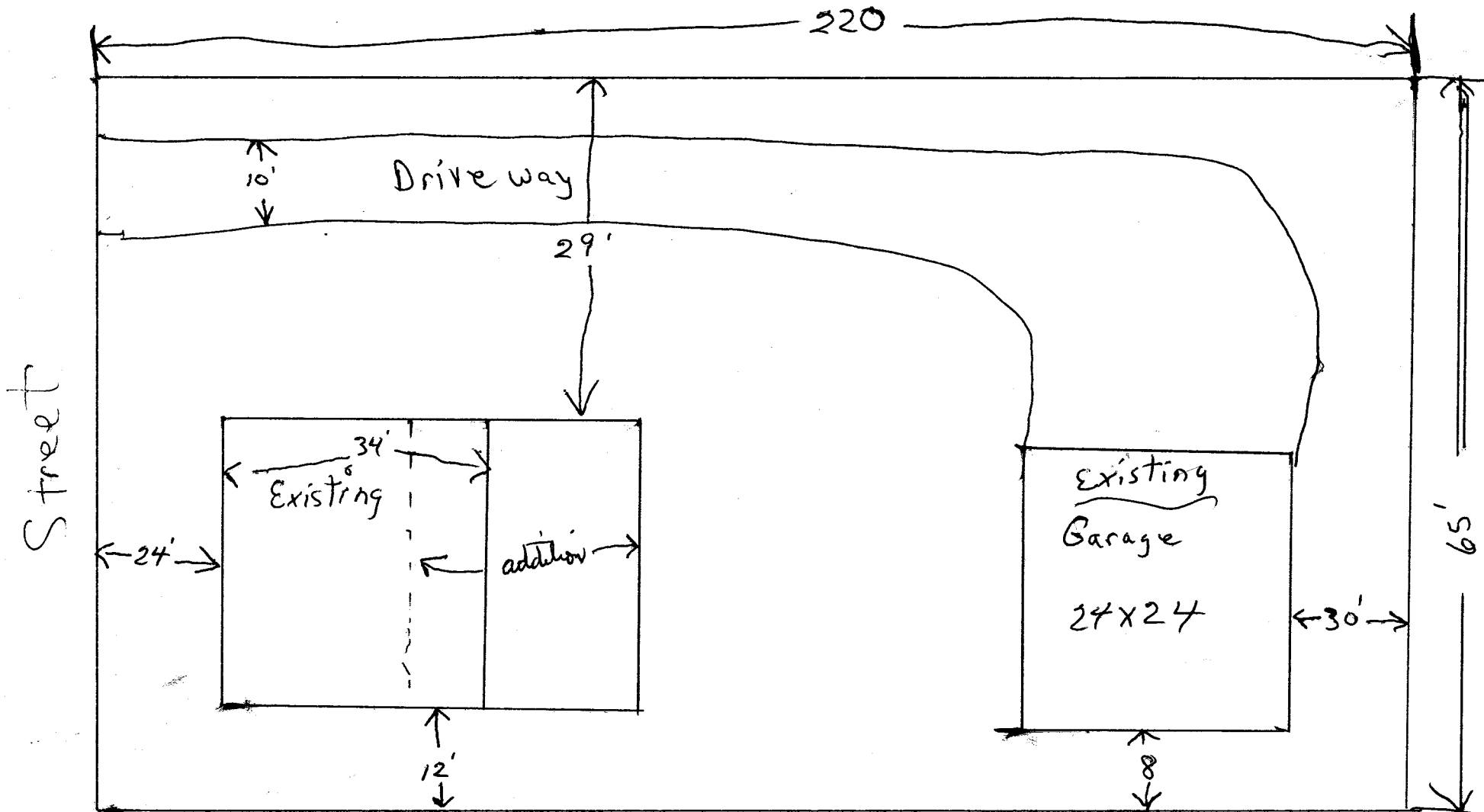
2-21-02

ACCEPTED Gayle Henderson  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

RECEIVED

FEB 21 2002

COMMUNITY DEVELOPMENT  
DEPT.



Clayton Hilbish  
515 melody Ln.