

FEE \$	10.00
TOP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A



35358-18963 *AL*

BLDG ADDRESS 2895 Music Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 128  
 TAX SCHEDULE NO 2943-064-03-011 SQ. FT. OF EXISTING BLDGS 1400~  
 SUBDIVISION Darla Jean TOTAL SQ. FT. OF EXISTING & PROPOSED 1528  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) OWNER Bryan & Robin Martin  
 (1) ADDRESS 2895 Music Ave USE OF EXISTING BUILDINGS res.  
 (1) TELEPHONE 2413316 DESCRIPTION OF WORK & INTENDED USE Storage  
 (2) APPLICANT same TYPE OF HOME PROPOSED:  
 (2) ADDRESS same \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE same \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) Shed

**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 ~~2943-064-03-011~~ RMF-5 Maximum coverage of lot by structures \_\_\_\_\_  
 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 25' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

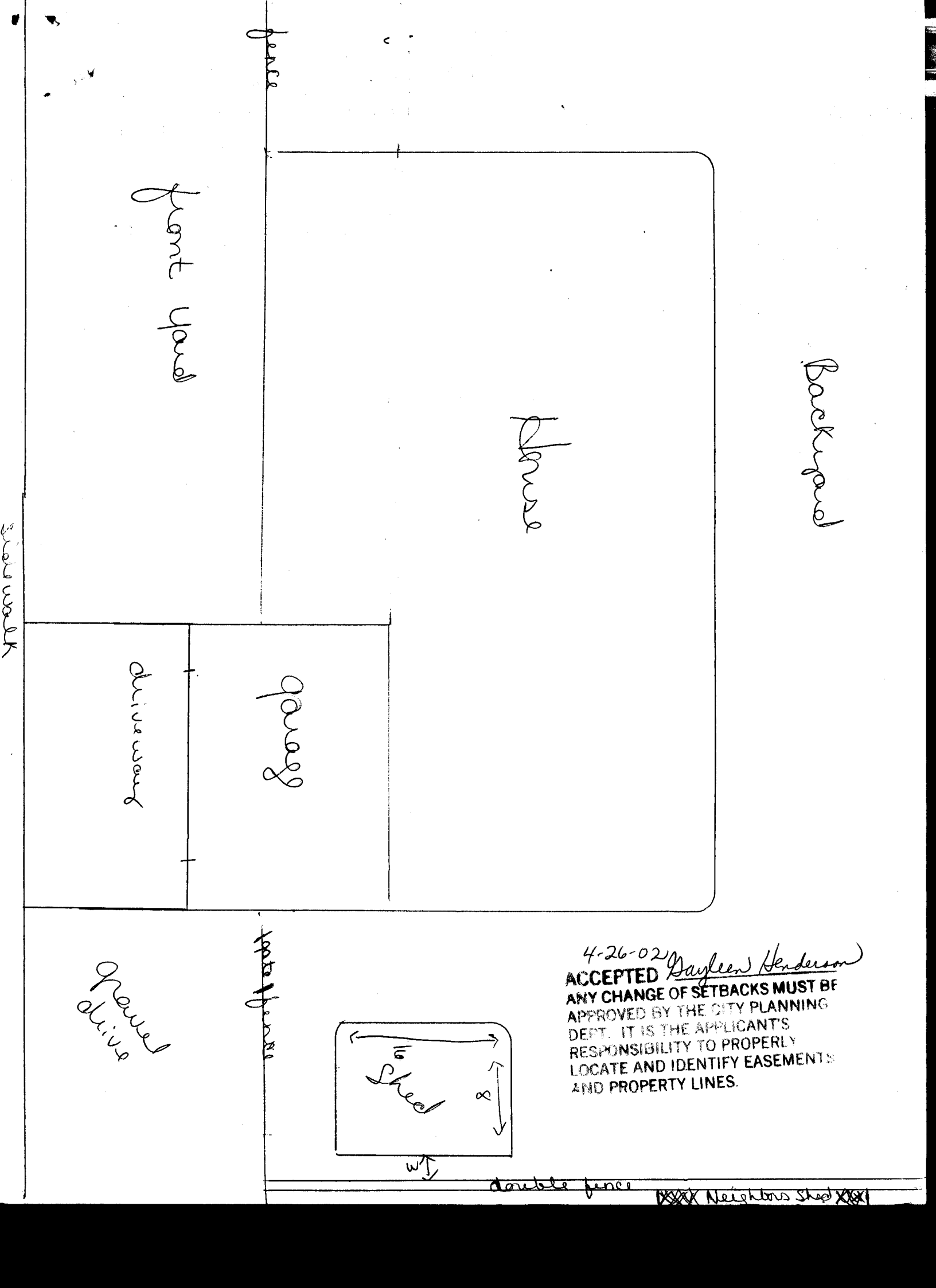
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/26/02  
 Department Approval Gayleen Henderson Date 4-26-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no chg use</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-26-02</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)



front yard

house

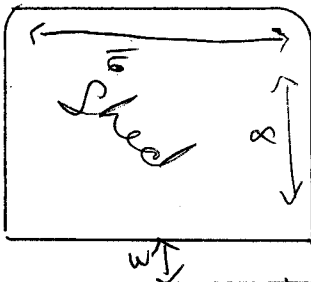
backyard

driveway

garage

gravel drive

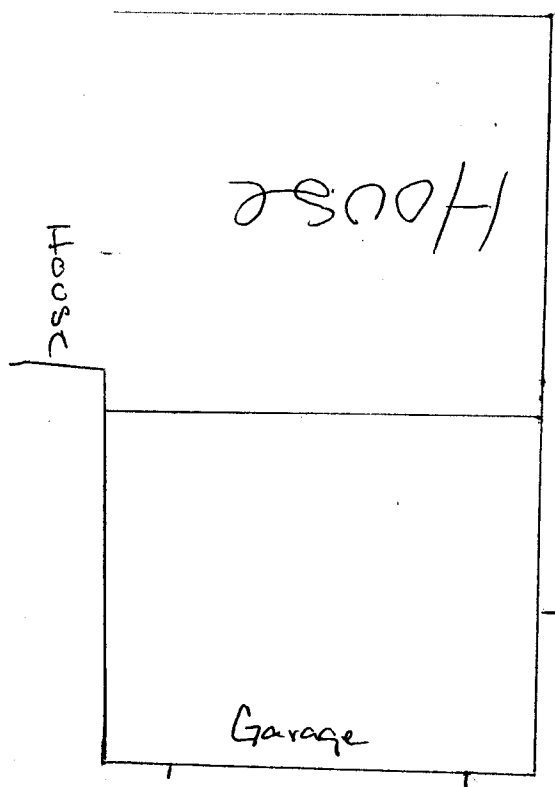
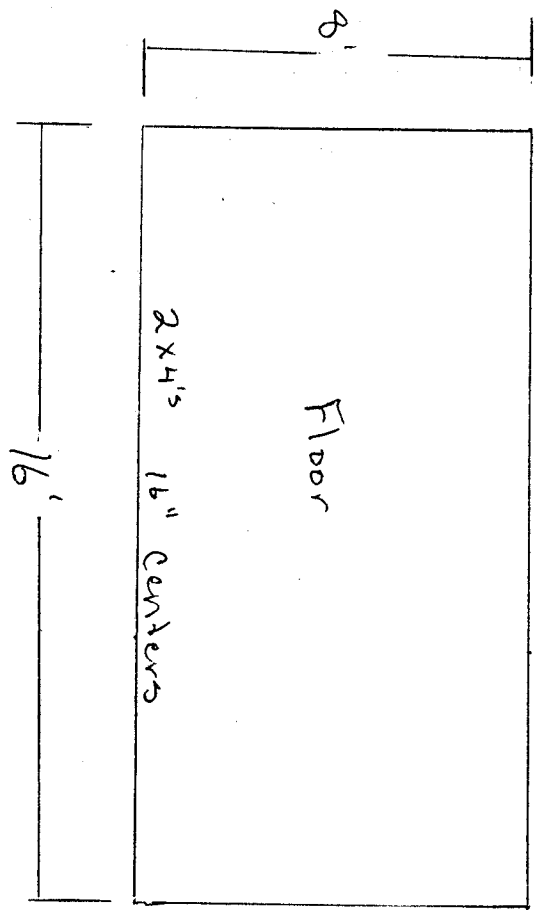
side walk



4-26-02  
**ACCEPTED** *Dayleen Henderson*  
 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.

double fence

~~XXXX~~ Neighbors shed ~~XXXX~~



Double Fence wood picket

