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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. JK

4260-0

Building Address 512 melody lane
Parcel No. 2943-074-00-046
Subdivision _____
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 1750 ⁻³⁸⁵⁻¹⁵⁰⁸ Sq. Ft. Proposed 600+1508=2108
Sq. Ft. of Lot / Parcel 9931
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2108
Height of Proposed Structure 14'

OWNER INFORMATION:

Name Carolyn Vanmatre
Address 512 melody lane
City / State / Zip Grand Junction, Colo 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): Garage (600')

APPLICANT INFORMATION:

Name Quality Home Concepts
Address 512 melody lane
City / State / Zip Grand Junction, Colo 81501
Telephone 261-9739

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- Other (please specify): _____

NOTES: 20 x 30 Detached Garage & Removing existing garage (385')

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 PLANNING STAFF

ZONE <u>R8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	PAID MAY 26 2009 RB

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

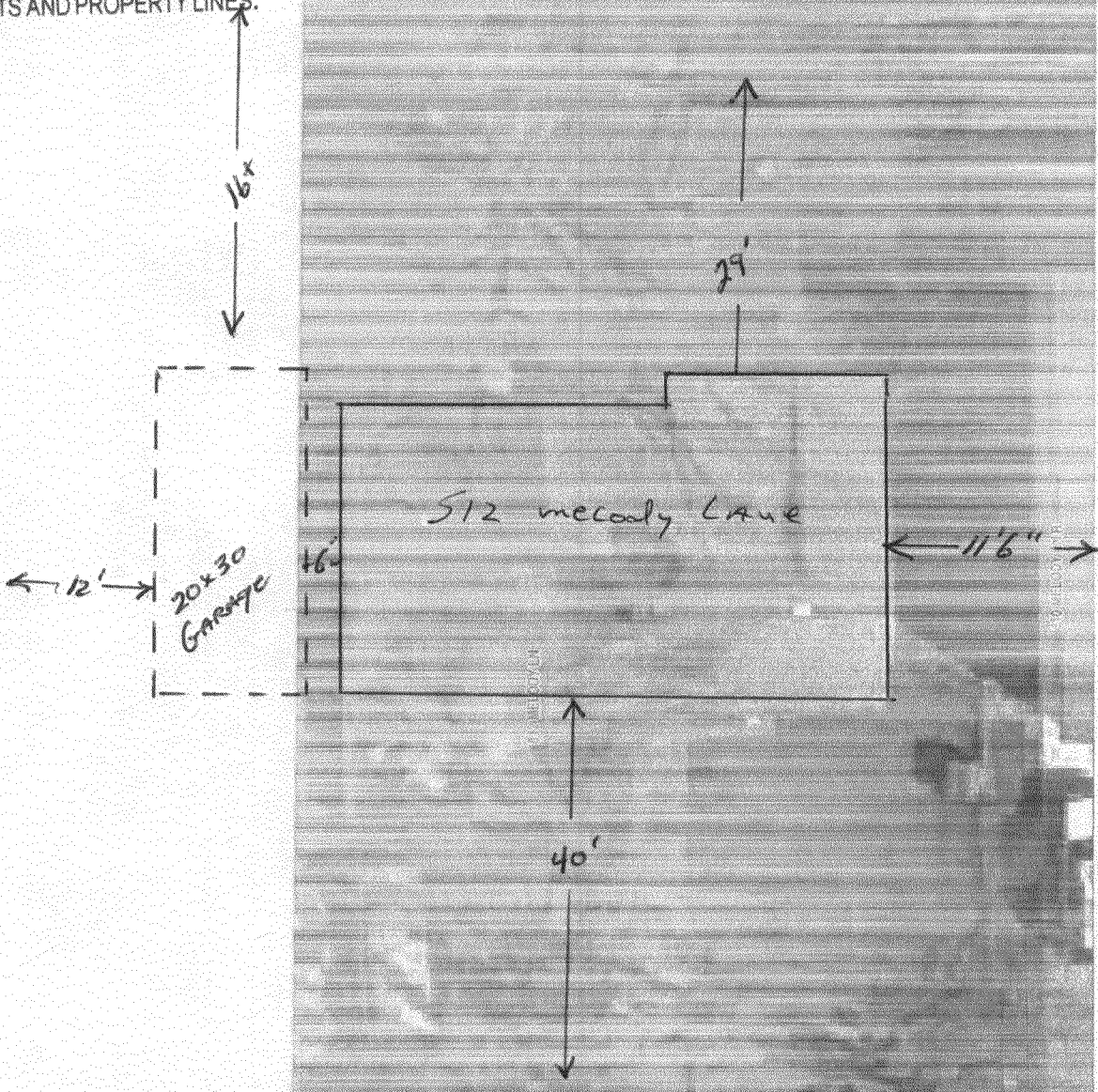
Applicant Signature Wendy Wiggins Date 5/26/09
Planning Approval C McKee Date 5/26/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer / water</u>
Utility Accounting	<u>Anna</u>	Date	<u>5/26/09</u>

ACCEPTED

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

REAR



FRONT

MELODY LANE

SCALE 1 : 201

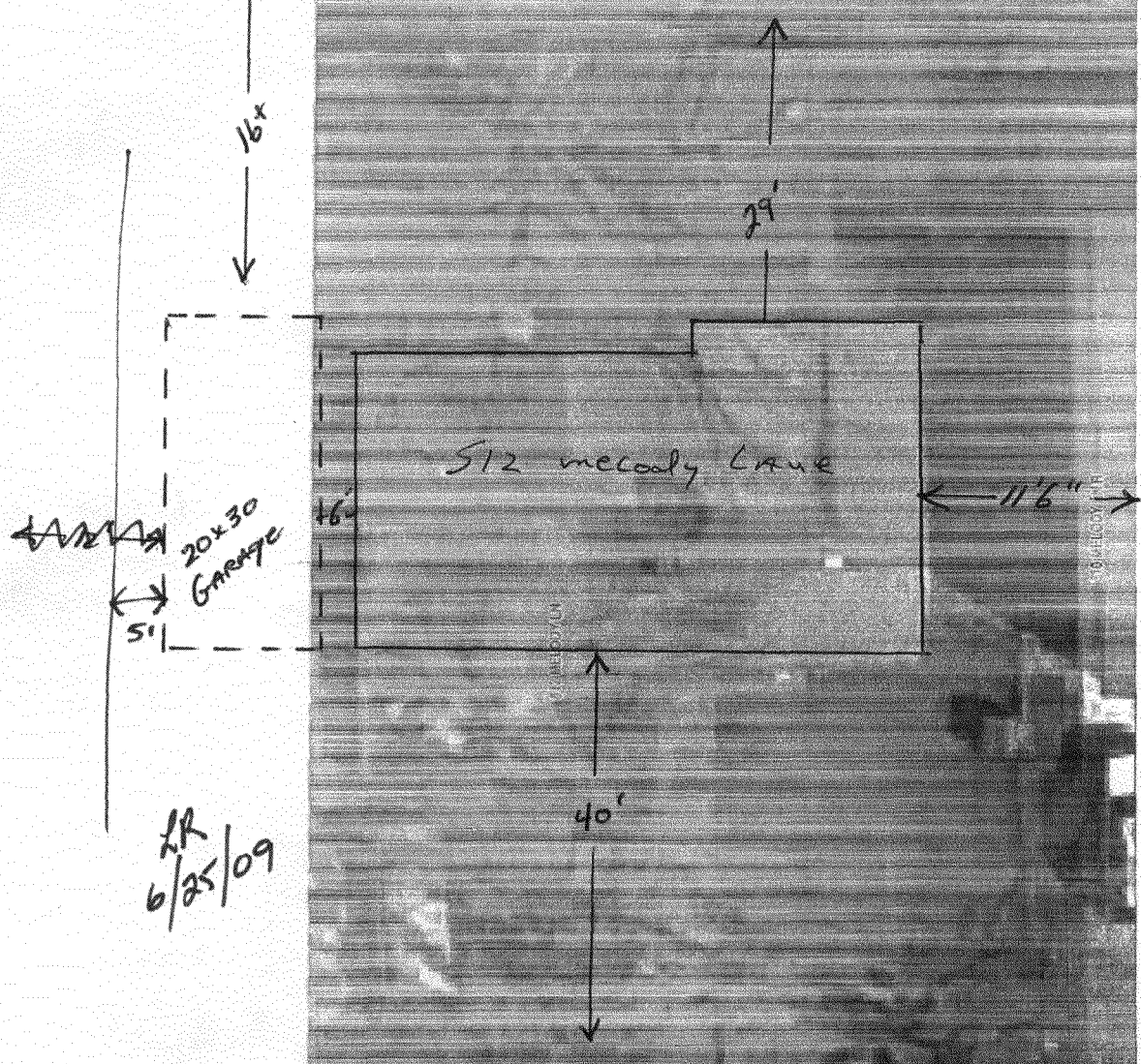


ACCEPTED *[Signature]*
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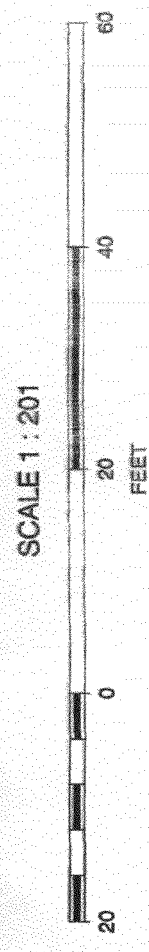
REAR



Wednesday, April 22, 2009 11:12



LR
6/25/09



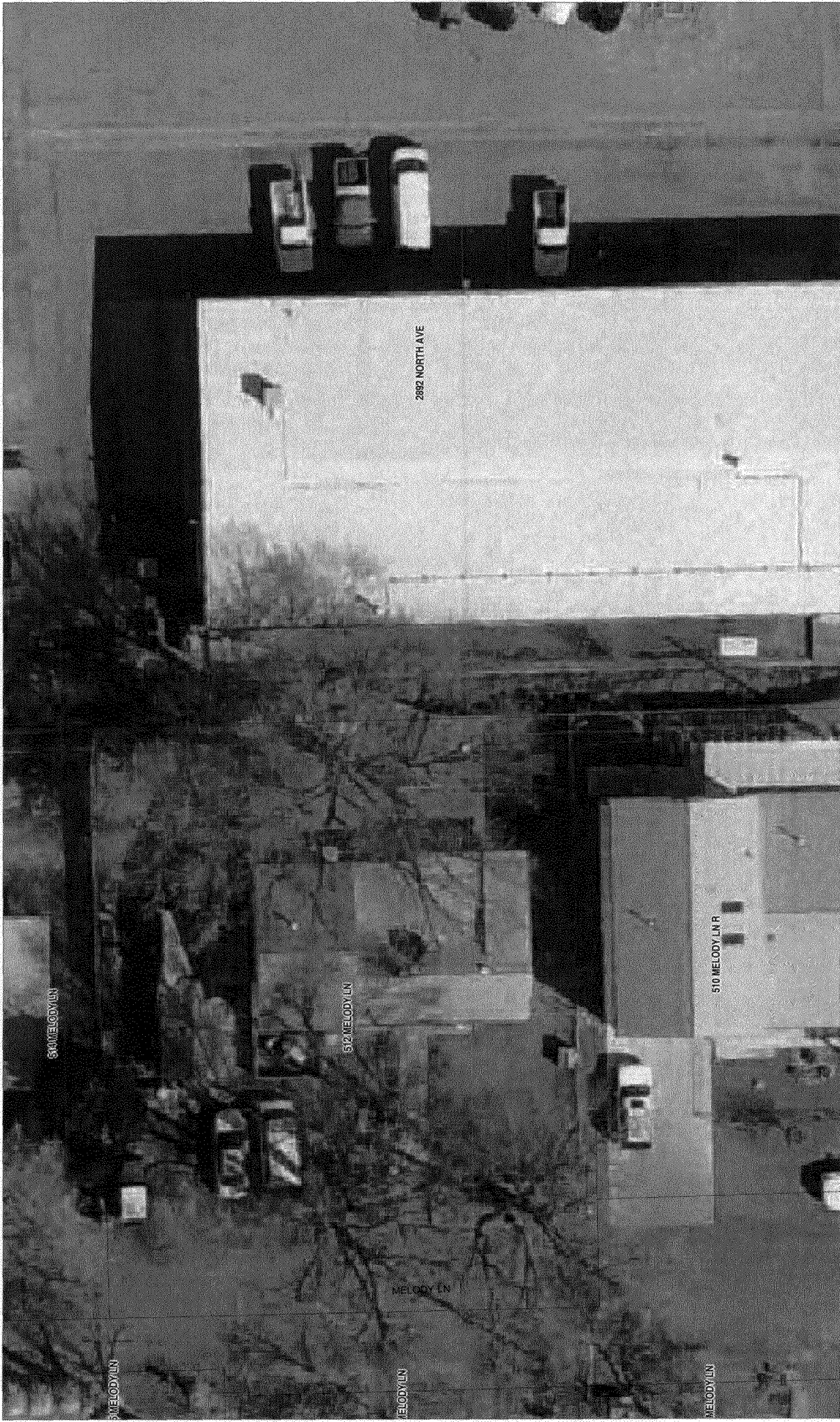
REVISED FRONT

ACCEPTED *[Signature]* 6/25/09
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516 MELODY LAKE

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512 Melody Lane



SCALE 1 : 294

