

DATE SUBMITTED: 5-13-93

PERMIT NO. \_\_\_\_\_

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1350 N 24th

SQ. FT. OF BLDG: addition

SUBDIVISION SUNDIAL GARDENS SUB.

SQ. FT. OF LOT: \_\_\_\_\_

FILING # - BLK # 1 LOT # 32933

NO. OF FAMILY UNITS: /

TAX SCHEDULE # 2945-124-21-014

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER James Martinez

USE OF EXISTING BUILDINGS: None

ADDRESS 1350 N 24th

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 241-4107

9'x5'7x34 1/2 Overhang

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE RSE-8

FLOODPLAIN: Designated YES \_\_\_\_\_ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5' REAR 15'

CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

M. Patey  
Department Approval

J.W. Martinez  
Applicant Signature

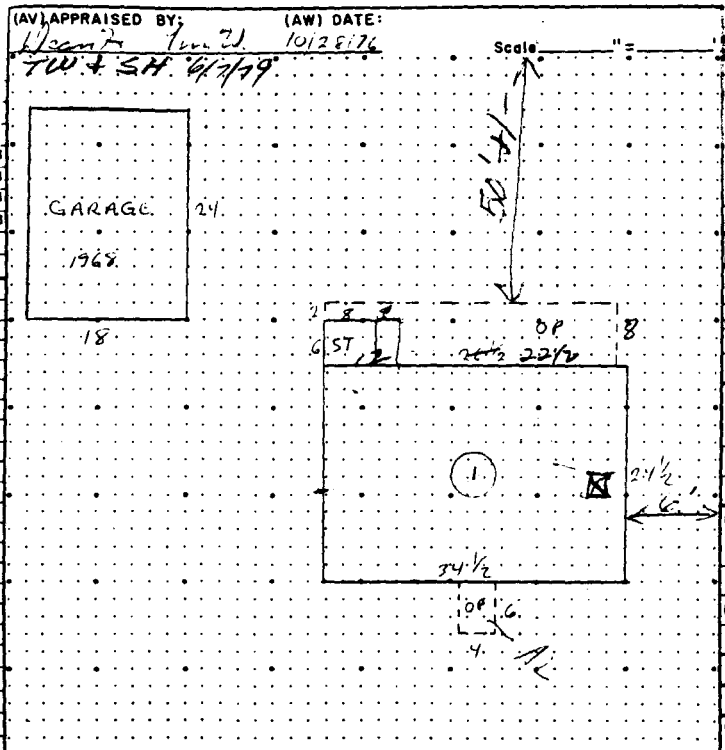
5-13-93  
Date Approved

5-13-93  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

1350 N. 24<sup>th</sup> ST.  
 24-21-016  
 1100  
 17 FT OF LOT 31 ALL LOT 32  
 SUN DIAL GARDENS  
 Monterey James W & V  
 10,526-807-120

ADDITION AND REPLACEMENT COST RECORD - RI



ACCEPTED *MP 5-13-93*  
 ANY CHANGE OF COST ADJUSTMENTS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

(Z)	OTHER ITEMS	EST. R.C.N.
A	Fireplace	N/C
B	Yard Improvements	850
C	STORAGE - 6x12 = 72 sq ft x 350	252 After
D	WOODSTOVE <i>took out</i>	450
E		
Z		1107
TOTAL OTHER ITEMS		1107

REMARKS  
*1984 - Deleted woodstove, Adam. OP.*  
*1984 - 1107 - 1107 - 1107*

QUALITY ADJUSTMENT			DEPRECIATION	
(At Time of Construction)	-	+	Year of Appraisal	1976 1983
(CA) Design (Maximum 2%)			By <i>W. J. ...</i>	
(CB) Exterior (Maximum 3%)			(DA) Year Built	1954 1954
(CC) Interior (Maximum 1%)			(DB) Year Remodeled	
(CD) NET VARIANCE (From Type)			(DC) % Remodeled	
			(DD) Adjusted Year Built	
			Normal % Good	80
			(DE) Condition For Age	
			(DF) Functional Obsolescence	
			(DG) Economic Obsolescence	
28.57			ADJUSTED % GOOD	80 88