

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50433

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

303-0860-09-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 517 Melody Ln TAX SCHEDULE NO. 2943-074-00-040
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 475
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 4515
 (1) OWNER Dennis Svaldi NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 913 White Ave NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-6888 USE OF EXISTING BLDGS Living & Garage
 (2) APPLICANT Dennis Svaldi DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 913 White Ave Bedroom & bath
 (2) TELEPHONE 242-6888

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE ~~RSF-8~~ RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 30' from property line (PL) or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 32' 15' from PL
 Maximum Height _____
 Parking Req'mt _____
 Special Conditions _____
 CENSUS TRACT 6 TRAFFIC ZONE 30

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Dennis Svaldi Date 11/10/94
 Department Approval Ronnie Edwards Date 11/10/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change as S/F
 Utility Accounting Millie Fowler Date 11-10-94

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

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

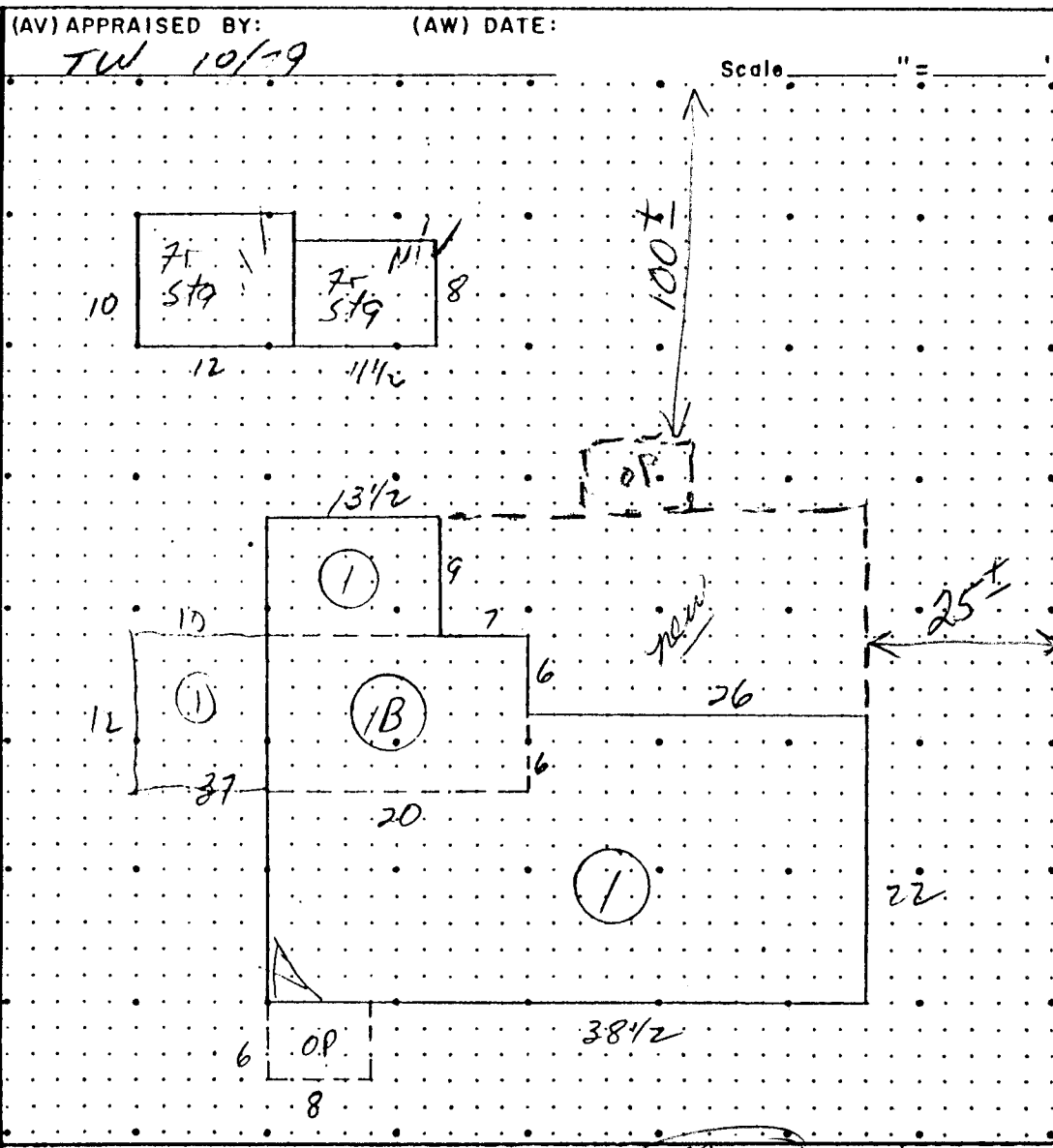
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RS 11/10/94

Parcel 21

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD--RESIDENTIAL (AZ) CARD

DESIGN	Ranch			
YEAR BUILT	1934			
ADJUSTED YEAR				
ROOMS	4			
BEDROOMS	2			
BATHS	1			
FIRST FLOOR FIN. AREA	φ			
ABOVE FIRST FIN. AREA	φ			
BASEMENT FIN. AREA	φ			
TOTAL FINISHED AREA	φ			
R.C.N./SQ.FT. FIN. AREA	\$			
RC.NLD./SQ.FT. FIN. AREA	\$			
MECHANICAL	19	80	19	
TYP	NO.	UNIT	COST	COST
11	1		1700	



(AX) Date: _____
 Computed by: _____
 (AY) Reviewed by: _____

FIRST FLOOR

9 x 13 1/2 = 122

6 x 20 1/2 = 123

22 x 46 1/2 = 1023

10 x 12 = 120

(BA) TOTAL 1268 φ \$1388

SECOND FLOOR AND ABOVE

x =

x =

x =

(BB) TOTAL φ \$

(AJ) [11] [12] [13] HALF STORY/FIN. AT

x =

x =

(BC) TOTAL φ \$

(AK) [11] [12] [13] PARTIAL BSMT. (UNFI

12 x 20 = 240

x =

(BD) TOTAL 240 φ \$171

TOTAL BASE COST

QUALITY ADJUSTMENT

ADJUSTED BASE COST

(AL) [11] [12] [13] FINISHED BASEMEN

x =

x =

(BE) TOTAL φ \$

(Z) OTHER ITEMS FRONT EST. R.C.N.

A	Fireplace <i>free standing</i>	450
B	Yard Improvements	450