

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 90485



Your Bridge to a Better Community

6861-4263

BLDG ADDRESS 517 Melody Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1200

TAX SCHEDULE NO. 2943-074-00-040 SQ. FT. OF EXISTING BLDGS 1836 + 924 GARAGE

SUBDIVISION Grand Jct, WF TOTAL SQ. FT. OF EXISTING & PROPOSED 3960

FILING _____ BLK _____ LOT _____

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

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) OWNER WADE & DONNA Wiggins

(1) ADDRESS 517 Melody Lane

USE OF EXISTING BUILDINGS GARAGE / SHOP

(1) TELEPHONE 243-5380 244-8216

DESCRIPTION OF WORK & INTENDED USE Stick Frame

(2) APPLICANT WADE WIGGINS

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

(2) ADDRESS Quality Home Concepts 517 Melody Lane

(2) TELEPHONE 243-5380 244-8216

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 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

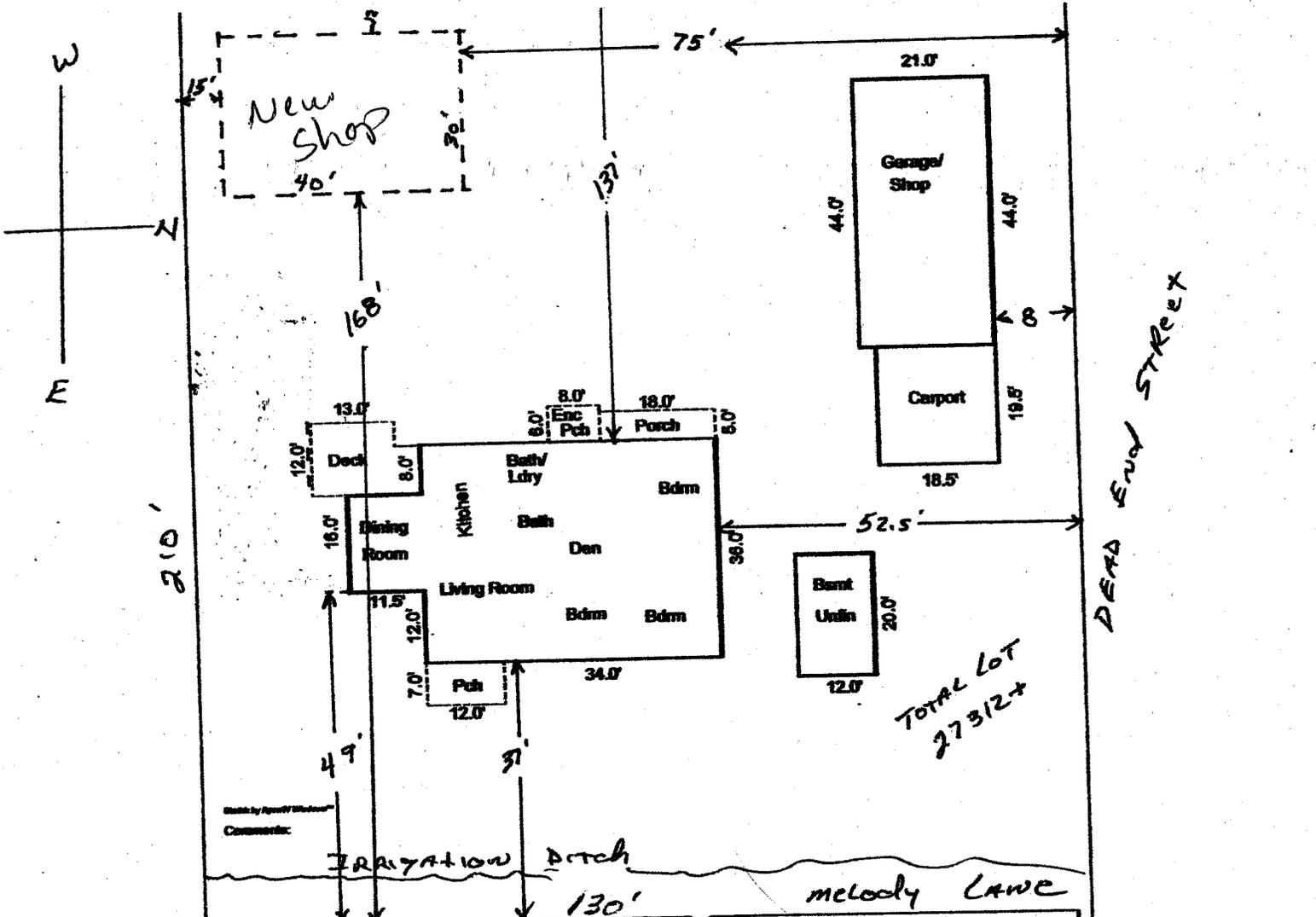
Applicant Signature Wade Wiggins Date 7-21-03

Department Approval C. Faye L. Olson Date 7/21/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Marshall</u>	Date	<u>7/21/03</u>

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

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



TOTAL LOT
27312±

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
001	First Floor	1840.00	1840.00
002	Basement	240.00	240.00
003	Porch	94.00	
004	Porch	90.00	
005	Enc Pch	40.00	
006	Deck	180.00	410.00
007	Garage/Shop	904.00	904.00
008	Carport	360.75	360.75
TOTAL LIVABLE		(rounded)	1840

LIVING AREA BREAKDOWN		
Room	Dimensions	Subtotal
First Floor		
	11.5 x 16.0	184.00
	34.0 x 44.0	1496.00
2 Calculations Total (rounded)		1840

7/20/03

ACCEPTED C. J. Wilson
 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.