

Planning \$ <u>PD</u>	Drainage <u>548.00</u>
TCP \$ <u>400.00</u>	School Impact \$ <u>-N/A</u>

PERMIT NO.
FILE # <u>MSP-2003-248</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

6861-4263

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 517 melody lane

TAX SCHEDULE NO. 2943-074-00-040

SUBDIVISION Grand Junction, NE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1580 A ^{including} 2 car Garage

FILING — BLK N/A LOT —

SQ. FT OF EXISTING BLDG(S) 3960 A

OWNER WADE & Donna Wiggins

NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
CONSTRUCTION

ADDRESS 517 melody lane

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
CONSTRUCTION

TELEPHONE 243-5380

USE OF ALL EXISTING BLDGS Dwelling with Garage

APPLICANT WADE Wiggins

DESCRIPTION OF WORK & INTENDED USE: Built on site

ADDRESS 517 melody lane

Dwelling for In Laws

TELEPHONE 243-5380 244-8216 days

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8

LANDSCAPING/SCREENING REQUIRED: YES — NO X

SETBACKS: FRONT: 20' from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT: 3

MAXIMUM HEIGHT 35'

SPECIAL CONDITIONS: TEDS Exception
approved 9/24

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

CENSUS TRACT — TRAFFIC ZONE N/A ANNEX —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Wade Wiggins

Date 11-10-03

Department Approval Ronnie Edwards APA

Date —

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>16791</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>12/3/03</u>

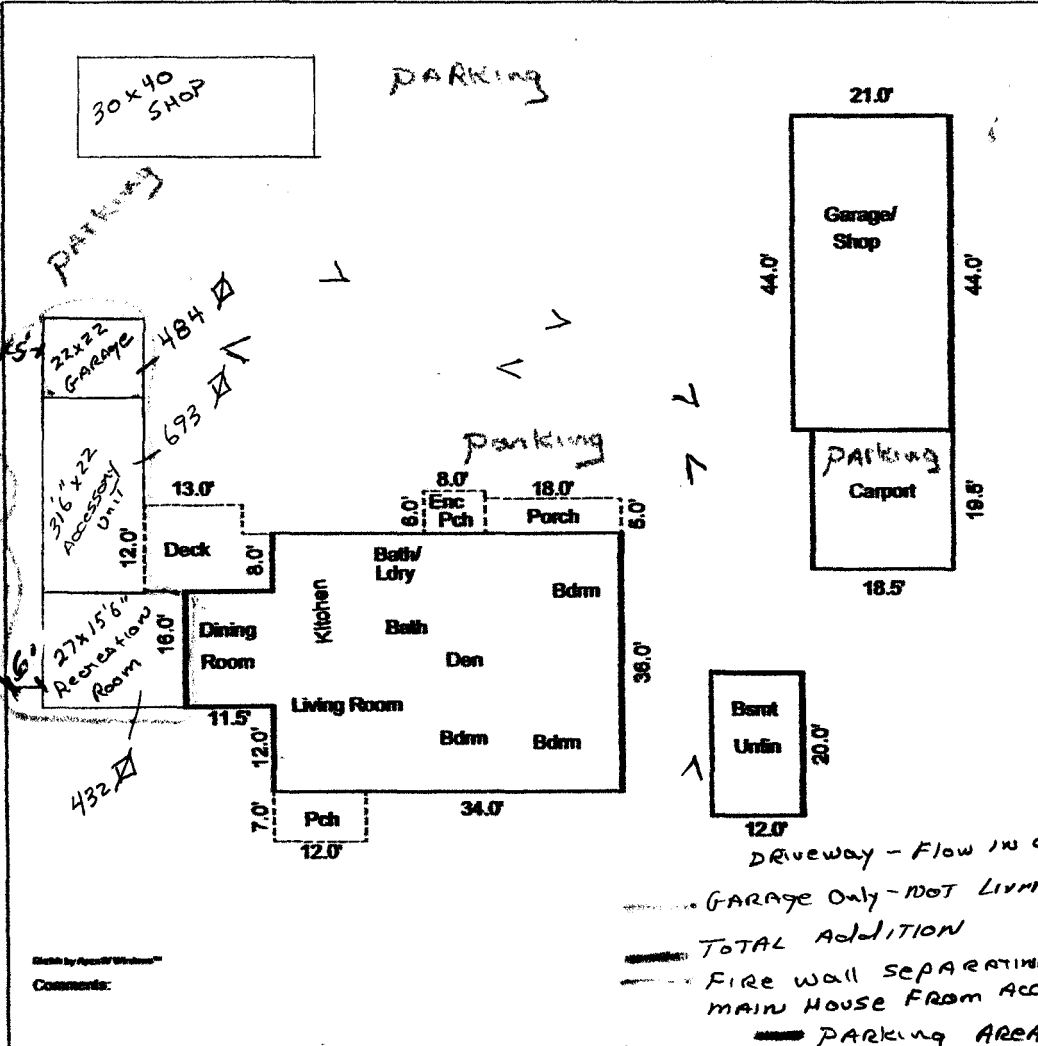
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

SKETCH

File No. 030707-002

Borrower/Client Wiggins, Wade A. & Donna J.
 Address 517 Melody Lane
 City Grand Junction County Mesa State CO Zip Code 81501
 Lender/Client Main Street Investment & Loan



Little League Park
 TOTAL Sq. Footage of Accessory Unit
 693

DRIVEWAY - Flow in and out of property
 GARAGE ONLY - NOT LIVING SPACE
 TOTAL ADDITION
 FIRE WALL SEPARATING MAIN HOUSE FROM ACCESSORY DWELLING
 PARKING AREAS

Sketch by Appraiser/Writer
 Comments:

Melody Lane

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GF1	First Floor	1840.00	1840.00
BSMT	Basement	240.00	240.00
P/P	Porch	84.00	
	Porch	90.00	
	Enc Pch	48.00	
	Deck	188.00	410.00
GR	Garage/Shop	324.00	324.00
CR	Carport	369.75	369.75
TOTAL LIVABLE		(rounded)	1840

LIVING AREA BREAKDOWN		
Breakdown		Subtotal
First Floor		
11.5	x	16.0
36.9	x	46.8
		184.00
2 Calculations Total (rounded)		1840

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 Dennis Edwards APH

North