

DATE SUBMITTED 10-28-93

BUILDING PERMIT NO. 52 46180
FEE \$ 52 46180

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

BLDG ADDRESS 713 Wedge Dr.
SUBDIVISION FAIRWAY Park - KT. Addition
FILING BLK 7 LOT 1
TAX SCHEDULE NO. _____
OWNER Charles J. Willney
ADDRESS 713 Wedge Dr.
TELEPHONE 243-4722

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 420
SQ. FT. OF EXISTING BLDG(S) 1670
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
LARGE MASTER Bedroom + Bath AREA

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-4
BACKS: Front 20 from property line or from center of ROW, whichever is greater
Side 7 from property line
Rear 30 from property line
Maximum Height 32'
Maximum coverage of lot by structures 35%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10' TRAFFIC ZONE 16'
PARKING REQ'MT _____
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature]
Date Approved 10-28-93

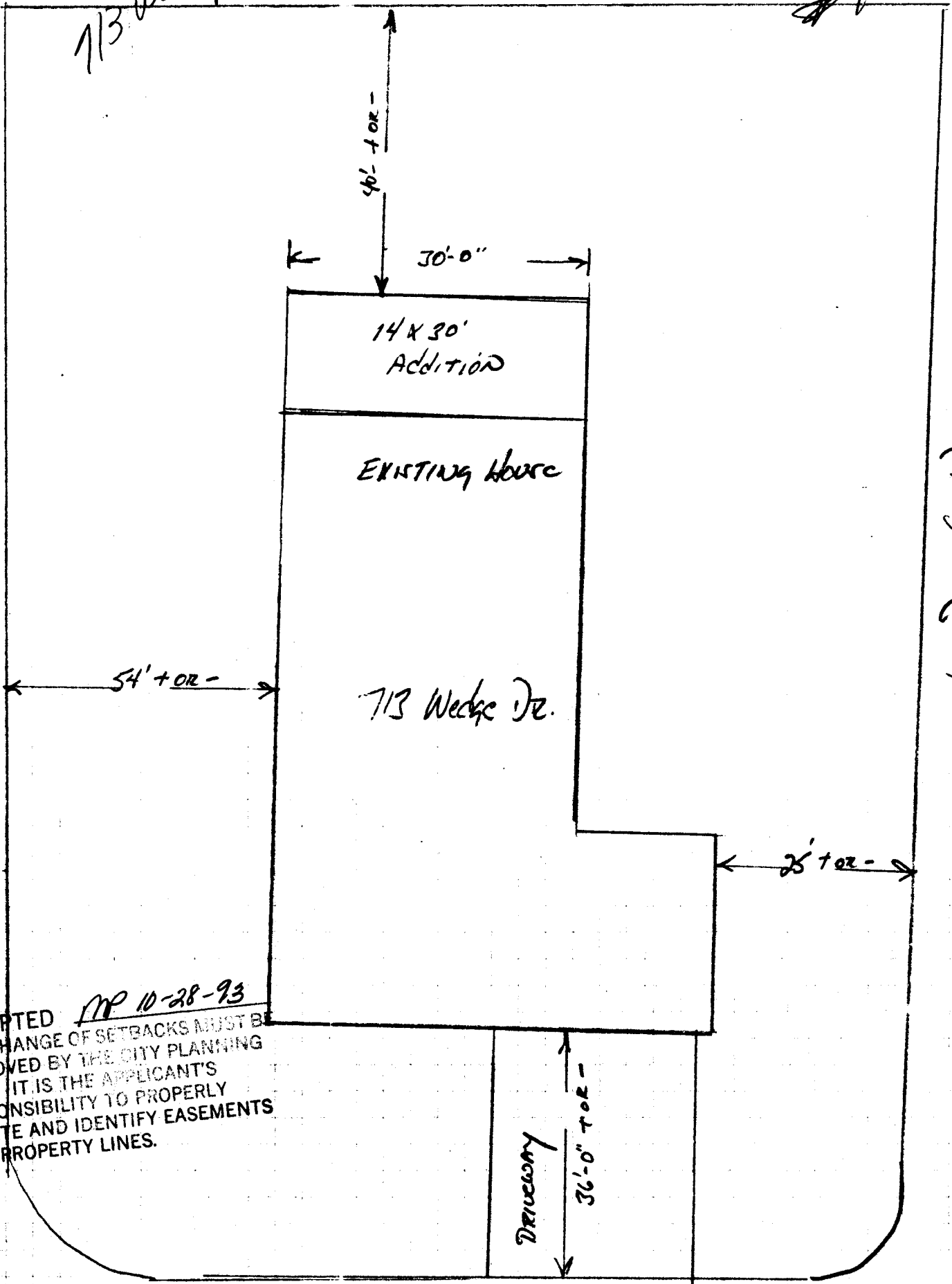
Applicant Signature [Signature]
Date 10-28-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

113 Wedge Dr.

#46780 ✓



27 7d. PL 12

wedge Dr (50')

ACCEPTED MP 10-28-93
 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.

CHAPPEL DRIVE (50')