

DATE SUBMITTED 1/21/94

BUILDING PERMIT NO. 47439
FEE \$ 5.00

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

BLDG ADDRESS 719 WEDGE DR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200
SUBDIVISION FAIRWAY PARK SQ. FT. OF EXISTING BLDG(S) 2200
FILING _____ BLK 7 LOT 3

TAX SCHEDULE NO. 2701-363-C-17-003 NO. OF FAMILY UNITS 1

OWNER ANDREW F. & MARY FRAGLIO NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS 719 WEDGE DR

TELEPHONE 303-243-6414 DESCRIPTION OF WORK AND INTENDED USE:
GARAGE TO PARK CAR & MOTORCYCLE

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

ONE RSE-4 DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X
Side 7' from property line CENSUS TRACT 10 TRAFFIC ZONE 16
Rear 30' from property line PARKING REQ'MT _____
Maximum Height 32' SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures NA

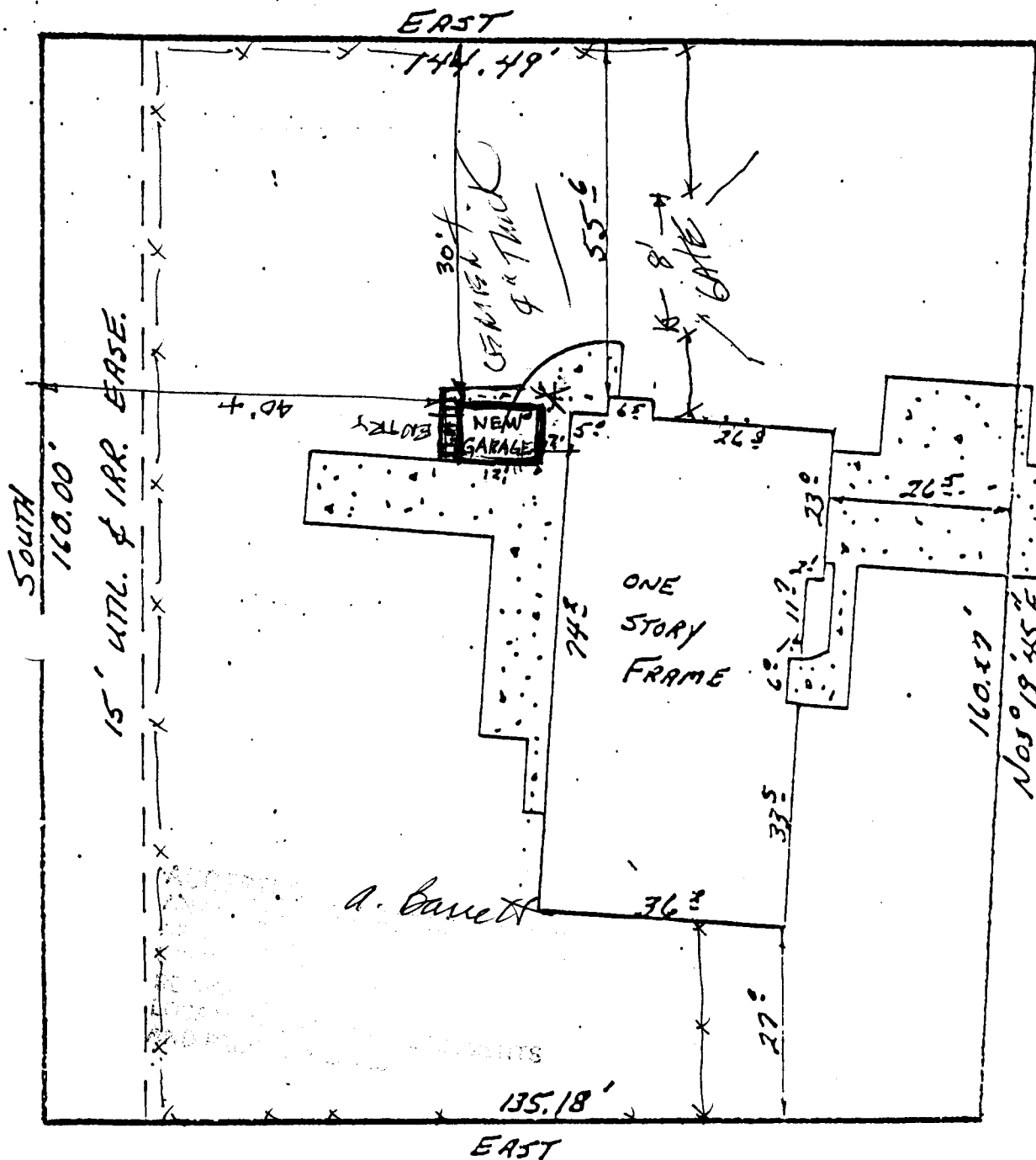
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Angeline Bassett Applicant Signature [Signature]
Date Approved 1/21/94 Date Jan 21, 1994

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

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



* See Illustration of small electric car & motorcycle to be housed in New Garage

719 WEDGE DRIVE
 GRAND JUNCTION
 COLORADO 81506



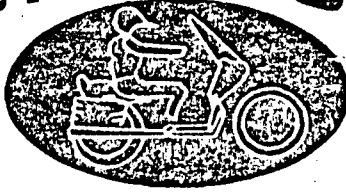
SCALE 1"

NOTE: This property does not fall within any flood plain.
 Antonides Acct.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED BY Land Financial, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 7/08/87 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN

GARAGE

MOTORCYCLE



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