

FEE \$ 10⁰⁰

BLDG PERMIT NO. 59748

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 737 Wedge Drive TAX SCHEDULE NO. 2701-363-37-003
 SUBDIVISION Duncan Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1438
 FILING BLK LOT 3 SQ. FT. OF EXISTING BLDG(S) 3300
 (1) OWNER Roy and Ruth Ness NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 737 Wedge Drive NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS residence
 (2) APPLICANT Hilgenfeld Construction DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS P. O. Box 1131 GJ Add garage 869 sq'
 (2) TELEPHONE 243-4048 Add loft addition 569 sq'

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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or
45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 16

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).

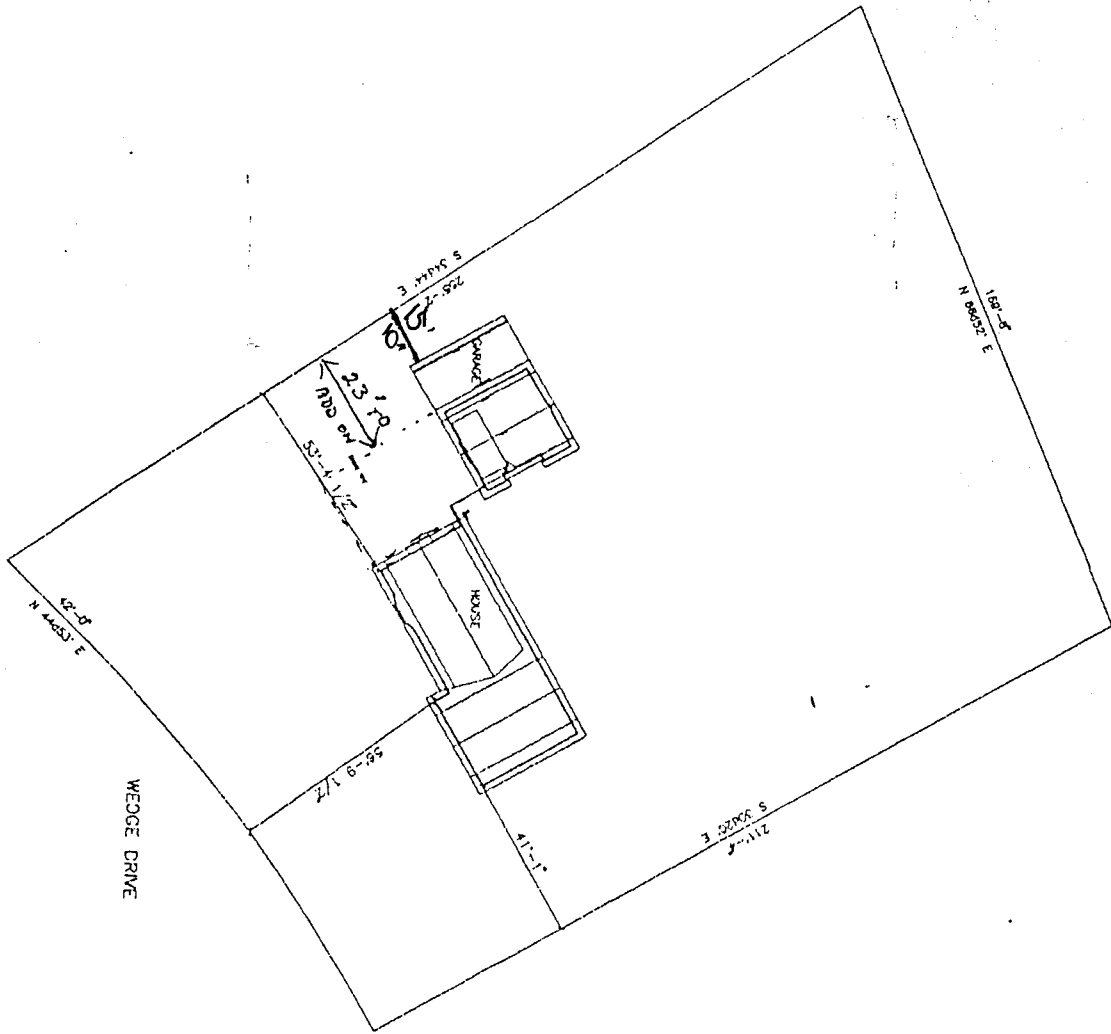
Applicant Signature [Signature] Date 3-31-97
 Department Approval [Signature] Date 3-31-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3021-140-11-0
 Utility Accounting [Signature] Date 3-31-97

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)

PLOT PLAN
SCALE 1" = 15'



ACCEPTED SLC 3/31/97
 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.

APPROVED
DATE
BY
SCALE
SHEET 2

737 WEDGE AVE
 REMODEL
 PLOT PLAN

HILGENFELD
 CONSTRUCTION
 4815 ROAD GRAND JUNCTION, CO 81502 (970) 242-4641

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

NO.
DATE
REVISIONS