

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 107404

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

BLDG ADDRESS <u>737 Wedge Drive</u>	TAX SCHEDULE NO. <u>2701-363-37-003</u>
SUBDIVISION <u>Duncan Minor</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>144</u>
FILING <u>BLK</u> <u>LOT 3</u>	SQ. FT. OF EXISTING BLDG(S) <u>3300</u>
(1) OWNER <u>Roy and Ruth Ness</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>737 W4dge Drive GJ, CO</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-0700</u>	USE OF EXISTING BLDGS <u>residence</u>
(2) APPLICANT <u>Hilgenfeld Construction</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>P. O. Box 1131 GJ, CO</u>	
(2) TELEPHONE <u>243-4048</u>	<u>Add breakfast nook 144 sq'</u>

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

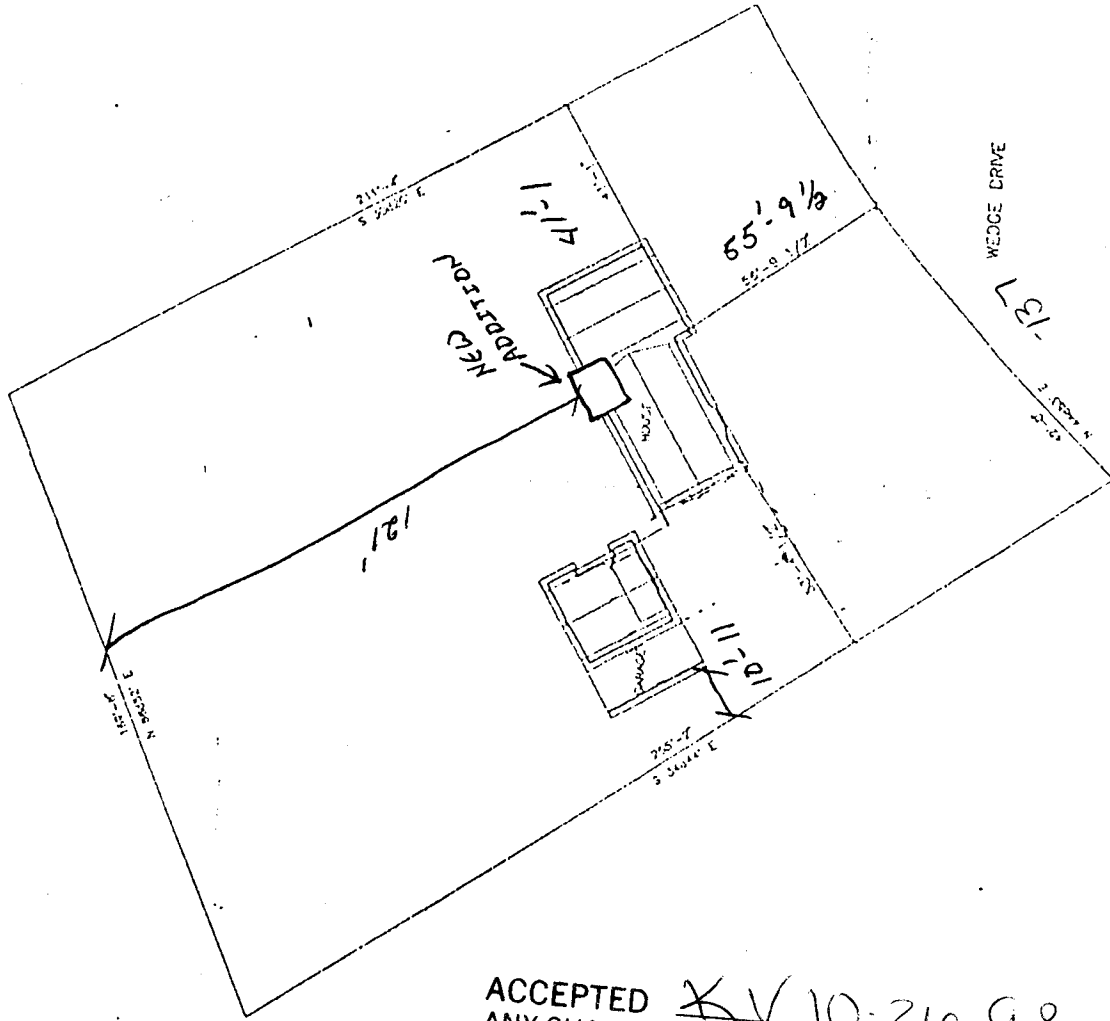
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 <u>[Signature]</u>	Date <u>10-26-98</u>
Department Approval <u>[Signature]</u>	Date <u>10-26-98</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____	
Utility Accounting <u>[Signature]</u>	Date <u>10-26-98</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)



PL-01 PLAN
SCALE 1" = 15'

ACCEPTED *XV 10-20-98*
 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 BY THE OFFICE OF THE CITY CLERK