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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88704



Your Bridge to a Better Community

BLDG ADDRESS 720 Wedge st SQ. FT. OF PROPOSED BLDGS/ADDITION 192
TAX SCHEDULE NO. 2701-363-18-006 SQ. FT. OF EXISTING BLDGS 2800
SUBDIVISION Fairway Park TOTAL SQ. FT. OF EXISTING & PROPOSED ~~281~~ 2992
FILING 1st BLK 8 LOT 6 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Steve + Lenna Watson NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS 720 wedge st USE OF EXISTING BUILDINGS Single Family Dwelling
(1) TELEPHONE 243-1462 DESCRIPTION OF WORK & INTENDED USE Addition Bed/BATH
(2) APPLICANT David Construction (expansion)
(2) ADDRESS 2878 B ROAD G.J 81503 TYPE OF HOME PROPOSED:
(2) TELEPHONE 241-1169 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 RSF-4 Maximum coverage of lot by structures 50%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
Side 7' from PL, Rear 25' from PL Parking Req'mt _____
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 James L. Dowd Date 3-25-03
Department Approval Gayleen Henderson Date 3-25-03

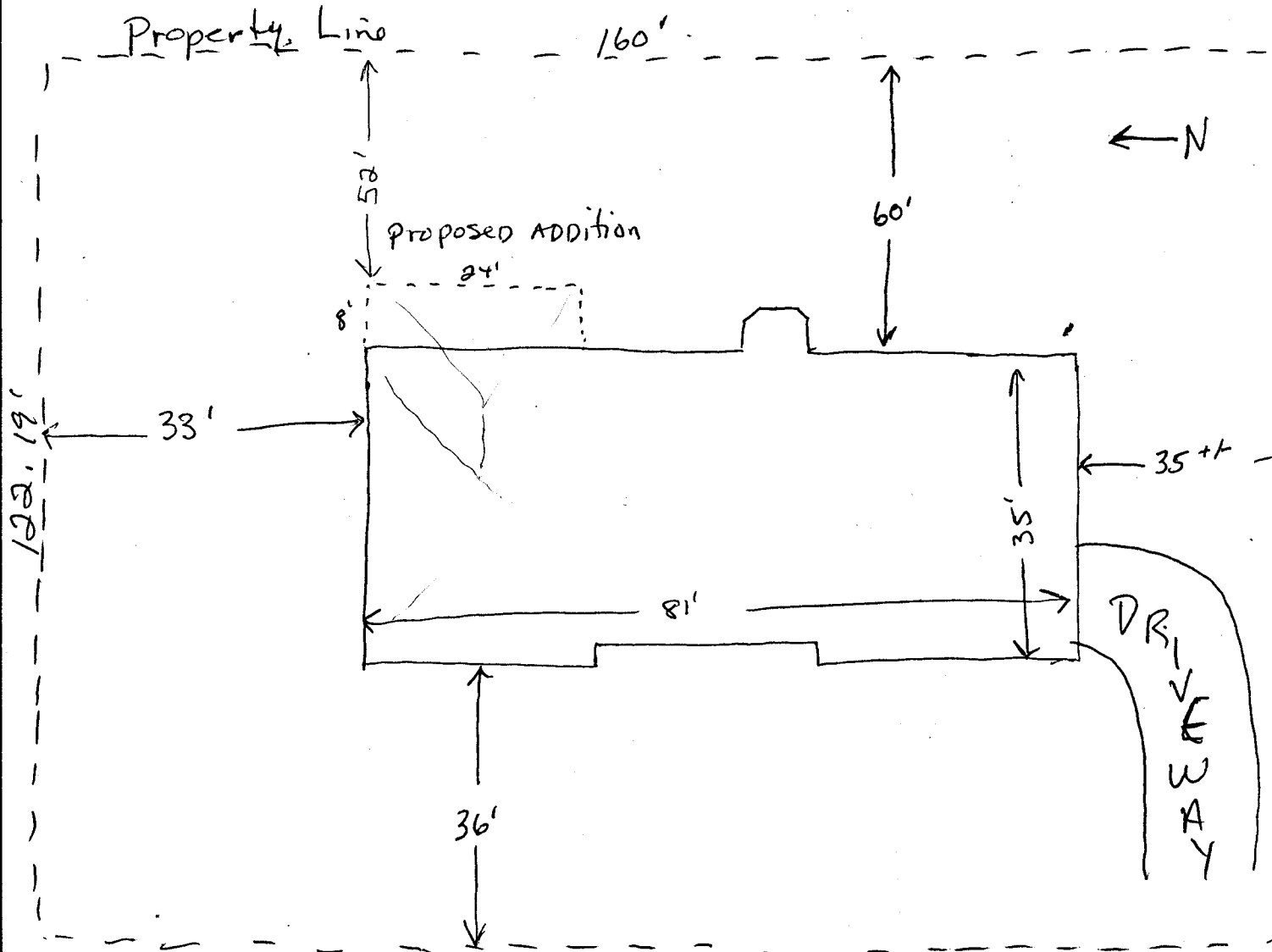
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/25/03</u>		

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)

James G. Dowd

PLOT PLAN
720 wedge



wedge street

3-25-03 *Gayle Henderson*
ACCEPTED
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.