

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 3020 North 14<sup>th</sup>  
SUBDIVISION: Fairwood North  
FILING # 1 BLK # 2 LOT # 4  
TAX SCHEDULE NUMBER:  
2945-013-06-004

SQ FT OF BLDG: 1576  
SQ FT OF LOT: 8000  
NUMBER OF FAMILY UNITS: One  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Andy Topczak  
ADDRESS: 2030 32<sup>nd</sup> Road  
PHONE: -

USE OF ALL EXISTING BUILDINGS: NONE

DESCRIPTION OF WORK AND INTENDED USE:  
single family resident

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: RSF-B  
SETBACKS: F 20' S 50' R 150'  
RIGHT OF WAY: 50'  
MAXIMUM HEIGHT: 32'  
PARKING SPACES REQUIRED: 2  
LANDSCAPING/SCREENING: N/A

FLOOD PLAIN: YES (NO)  
GEOLOGIC HAZARD: YES (NO)  
CENSUS TRACT NUMBER: 10  
SPECIAL CONDITIONS:

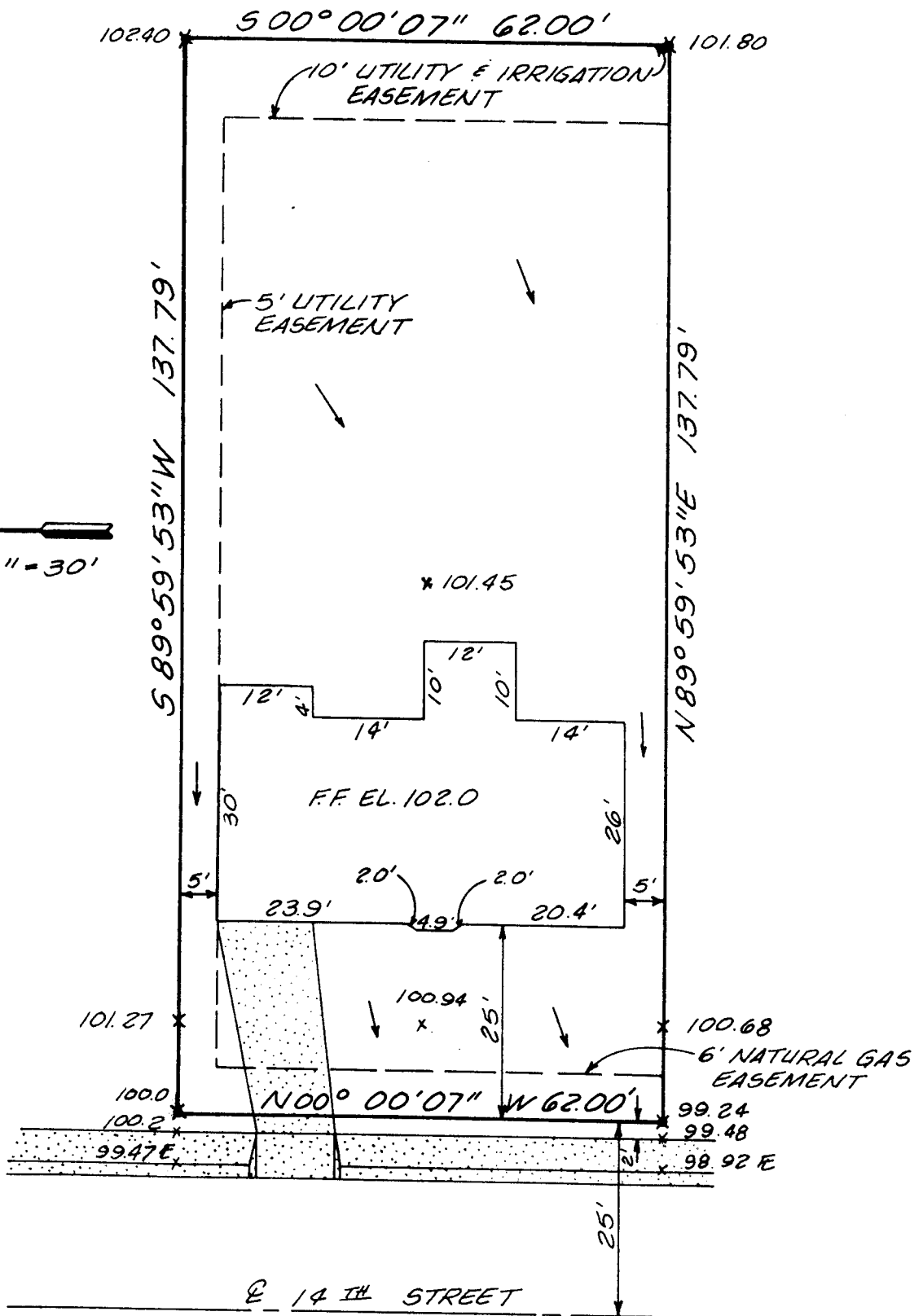
\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).  
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Steve M. B.  
SIGNATURE

DATE APPROVED: 11-17-83  
APPROVED BY: Jene



**PLOT PLAN**

LOT 4, BLOCK 3, FAIRMOUNT NORTH  
SUBDIVISION

**LEGEND**

→ DRAINAGE PATTERN  
x 101.5 EXISTING GROUND  
ELEVATION

PREPARED FOR:  
STERLING MARTIN

October 14, 1983

COLORADO WEST ASSOCIATES INC.  
835 COLORADO AVENUE  
GRAND JUNCTION, COLORADO 81501