

DATE SUBMITTED: June 4, 1986

PERMIT # 25697

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 740 Wedge Drive

SQ. FT. OF BLDG: 2600 #

SUBDIVISION: Fairway Park

SQ. FT. OF LOT: n/a

FILING # _____ BLK # 2 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
270/36312005

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Stephen B Johnson Jr.

None

ADDRESS: Box 666 Grand Jct. Co

USE OF ALL EXISTING BUILDINGS:
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PHONE: 242-4292

DESCRIPTION OF WORK AND INTENDED USE:
Residence

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 7' R 30'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: #16

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

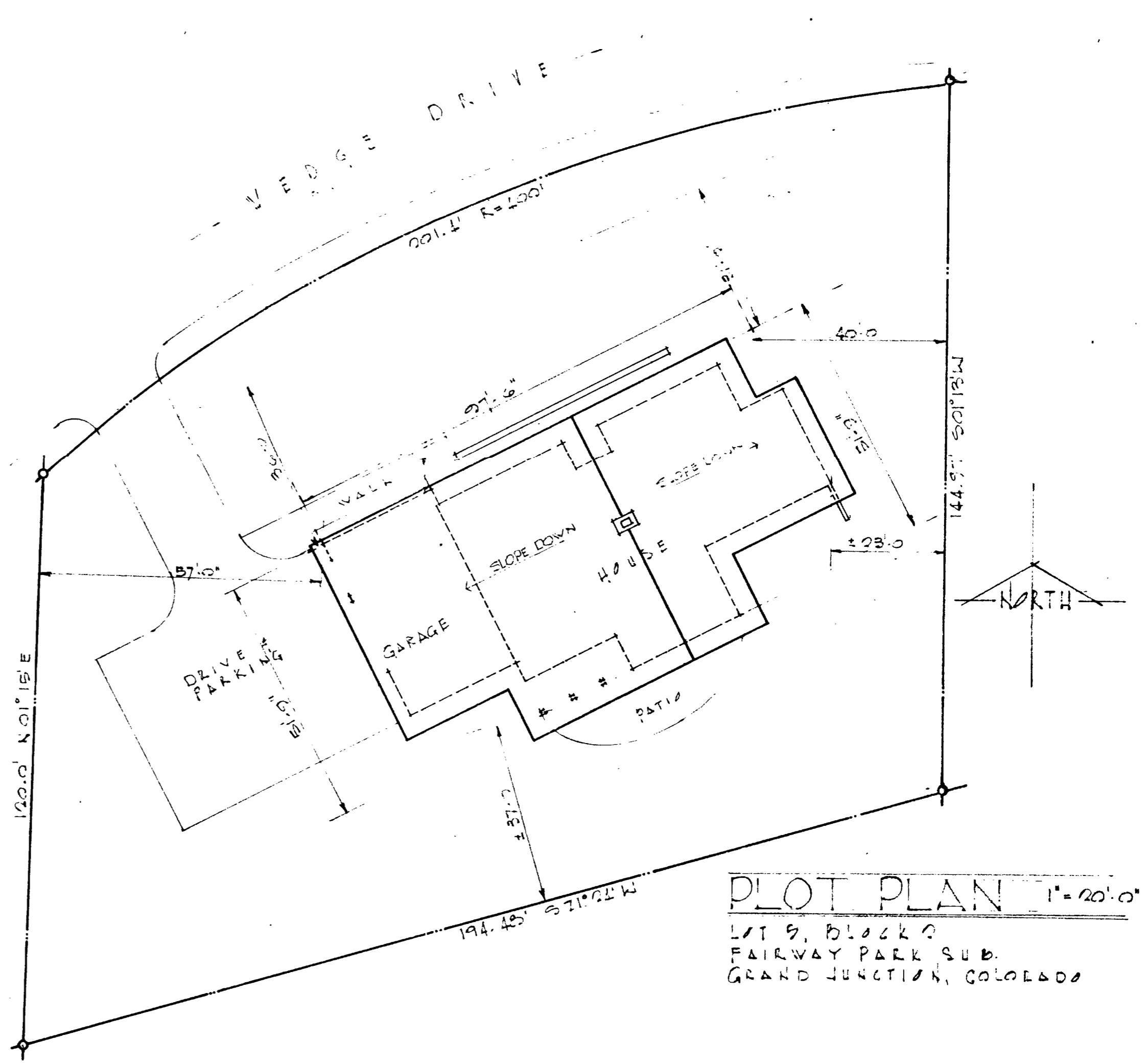
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 6-4-86

APPROVED BY: Mike Sutherland

MRQ
SIGNATURE



PLOT PLAN 1"=20' 0"
 LOT 9, Block C
 FAIRWAY PARK SUB.
 GRAND JUNCTION, COLORADO

RESIDENCE FOR				SHEET NO.
STEPHEN & ANITA JOHNSON				
DATE	DRAWN:	SCALE:	REVSN:	OF