

DATE SUBMITTED: 5/24/89

PERMIT # 33106

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 718 WEDGE

SQ. FT. OF BLDG: 3225

SUBDIVISION: FAIRWAY PARK

SQ. FT. OF LOT: 19,520

FILING # 1 BLK # 8 LOT # 4

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:  
2701-363-18-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: Ray & Savoy KIEFT

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 70 MESA COLLEGE

RESIDENTIAL

PHONE: 241-9888 or 248-1498

DESCRIPTION OF WORK AND INTENDED USE:

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

NEW RESIDENCE

\*\*\*\*\*

### 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:

TRAFFIC ZONE: 16

LANDSCAPING/SCREENING:

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 (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 AN 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: 5/24/89

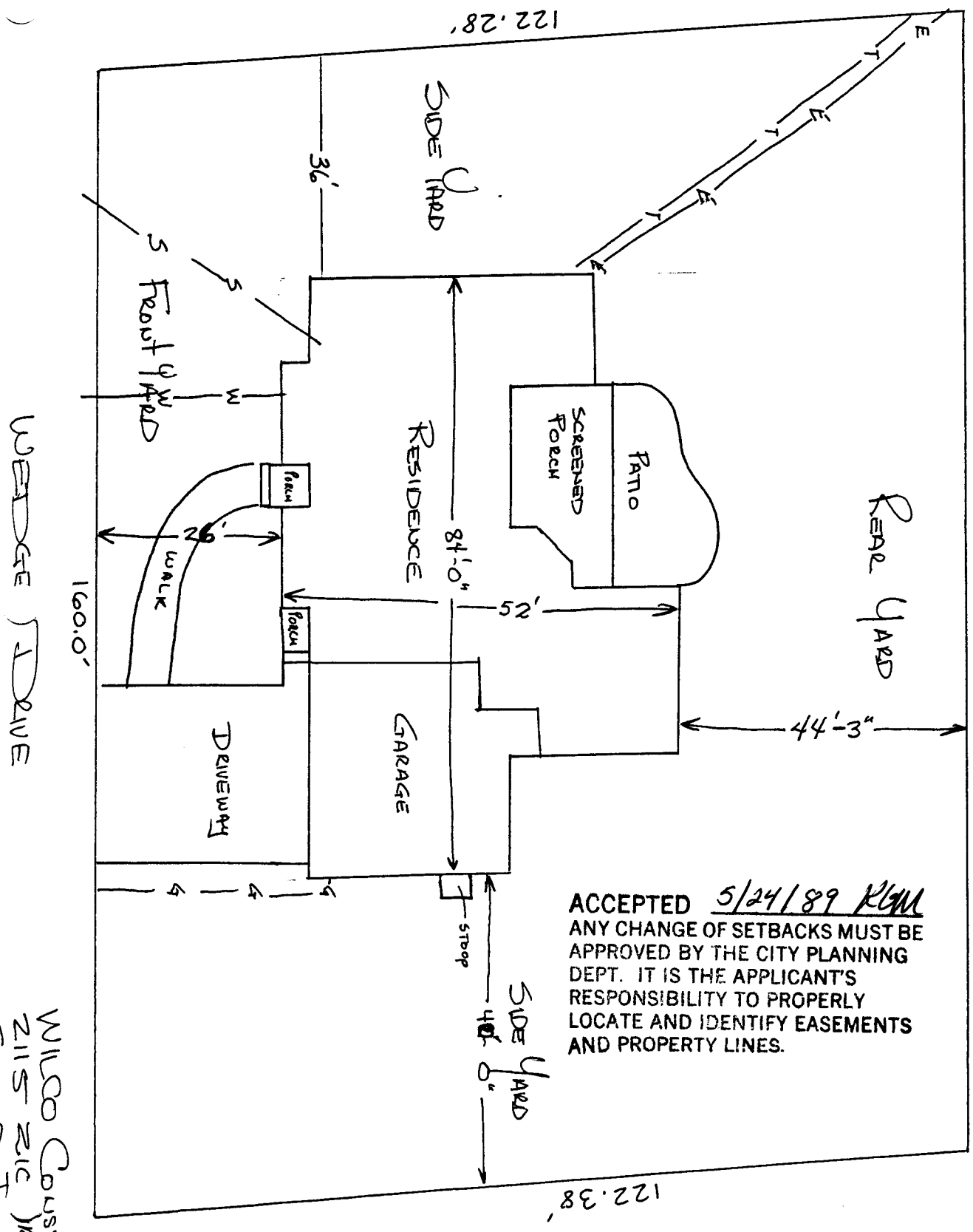
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

LEGAL: Lot 4 Block 8 Fairway Subdivision  
 Filing I  
 Address: 718 WEDGE DRIVE

Lot 40 -

GAS \_\_\_\_\_  
 SEWER \_\_\_\_\_  
 WATER \_\_\_\_\_  
 ELECTRIC \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 T \_\_\_\_\_  
 S \_\_\_\_\_  
 W \_\_\_\_\_  
 E \_\_\_\_\_



WILCO Construction  
 2115 RIC RD  
 GRAND Junction G  
 242-2203