

DATE SUBMITTED: 2-5-90

PERMIT # 35043

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 720 Wedge Dr

SQ. FT. OF BLDG: 2710

SUBDIVISION: Fairway Park - 1st Addition

SQ. FT. OF LOT: 19520

FILING # _____ BLK # 8 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
#270136318006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
none

PROPERTY OWNER: Steve & Elena Watson

USE OF ALL EXISTING BUILDINGS:
none

ADDRESS: 3135 Beechwood

PHONE: 243-1462

DESCRIPTION OF WORK AND INTENDED USE:

Single family residence

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

FOR OFFICE USE ONLY

ZONE: RSF-4 ^{45 From Centerline}

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 L 20 S 7 R 30

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: ^{45 ft} 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: 2-5-90

APPROVED BY: Linda Wetzel

James Palmer
SIGNATURE

