

DATE SUBMITTED: 10-25-85

PERMIT # 24270

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 541 Glen Rd

SQ. FT. OF BLDG: 924

SUBDIVISION: Cottonwood

SQ. FT. OF LOT: 4000 #

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-073.01-055

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: James Roscets

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 541 Glen Rd

PHONE: \_\_\_\_\_

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

DESCRIPTION OF WORK AND INTENDED USE:  
Mobile Home Set

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FOR OFFICE USE ONLY

ZONE: PMH

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: Will accept PLANS

CENSUS TRACT #: 11

PARKING SPACES REQ'D: As shown @

TRAFFIC ZONE: 29

LANDSCAPING/SCREENING: 14' in rear

SPECIAL CONDITIONS: \_\_\_\_\_

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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 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: 10-25-85

APPROVED BY: Rinde Wetzel (per DW)

  
SIGNATURE

40' 0"

