

DATE SUBMITTED: 4/25/86

PERMIT # 25243
FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 585 25 1/2 Rd.
SUBDIVISION: Paradise Valley
FILING # BLK # LOT # 33
TAX SCHEDULE NUMBER:
2945-102-00-100
PROPERTY OWNER: JACK & ROW. SAMORA
ADDRESS: same
PHONE: 242-4046
DESCRIPTION OF WORK AND INTENDED USE:

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

USE OF ALL EXISTING BUILDINGS:

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: PMH.
SETBACKS: F S R
MAXIMUM HEIGHT: As per court
PARKING SPACES REQ'D: regs.
LANDSCAPING/SCREENING:

FLOODPLAIN: YES NO X
GEOLOGIC HAZARD: YES NO X
CENSUS TRACT #: 4
TRAFFIC ZONE: 10
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 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: 4/25/86
APPROVED BY: [Signature]

Jack Samora by Katherine M. [Signature]
SIGNATURE