

DATE SUBMITTED: 2/28/86

PERMIT # 24929

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 585 25 1/2 Rd ~~Lot 73~~ G.J.

SQ. FT. OF BLDG: 14x70

SUBDIVISION: Paradise Valley

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 73

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-00-00-100

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Tracy Henrie

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 585 25 1/2 Rd Lot 73 G.J.

live in residence

PHONE: NONE

DESCRIPTION OF WORK AND INTENDED USE:

Moving mobile home

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: PMH

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: As Per Park

CENSUS TRACT #: 4

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: 10

Noch no problem as per Louann of Paradise Valley

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.

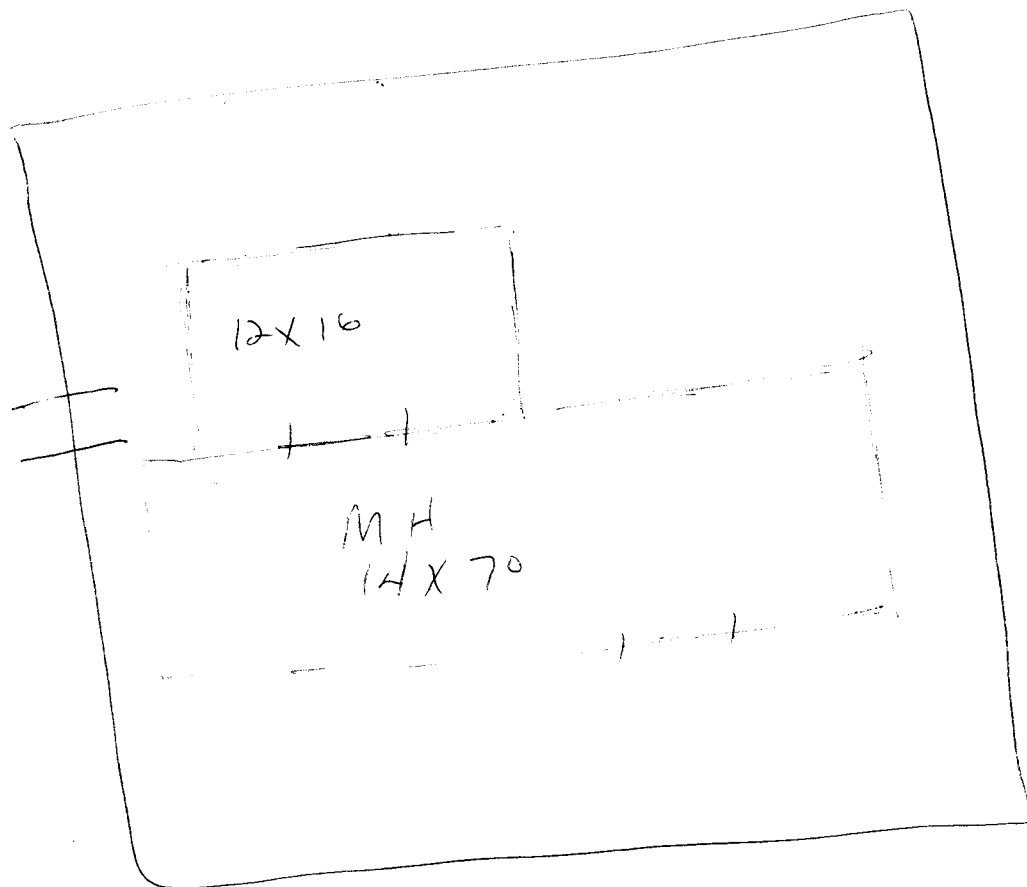
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 2/28/86

APPROVED BY: Linda Wertz

Tracy Henrie
SIGNATURE

ROAD



Paradise Valley

242-0049

Bart

**Grand Junction
Planning
Department**

559 White Ave. Room 60
Grand Junction, CO 81501-2643
244-1628



MEMORANDUM

Reply Requested YES NO Date 3-4-86

To: Bldg. Dept. From: Planning *LW*

Re: porch on Mobile Home in Paradise Valley
Lot #73, Tracy Henrie. Contacted Lorraine
at Paradise Valley and received confirmation
that porch within their setback requirements.