

DATE SUBMITTED: 8-18-88

PERMIT # 31011

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 546 Wasatch

SQ. FT. OF BLDG: 14x70

SUBDIVISION: Cottonwood

SQ. FT. OF LOT: 40x170'

FILING # _____ BLK # 6 LOT # 13

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 700805-503550
2943-074-18-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Larry Beard

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: _____

PHONE: 242-2794

DESCRIPTION OF WORK AND INTENDED USE:
Set up 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: Rst-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Mobile Home may not meet setback requirements but is an improvement from last one in space

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.

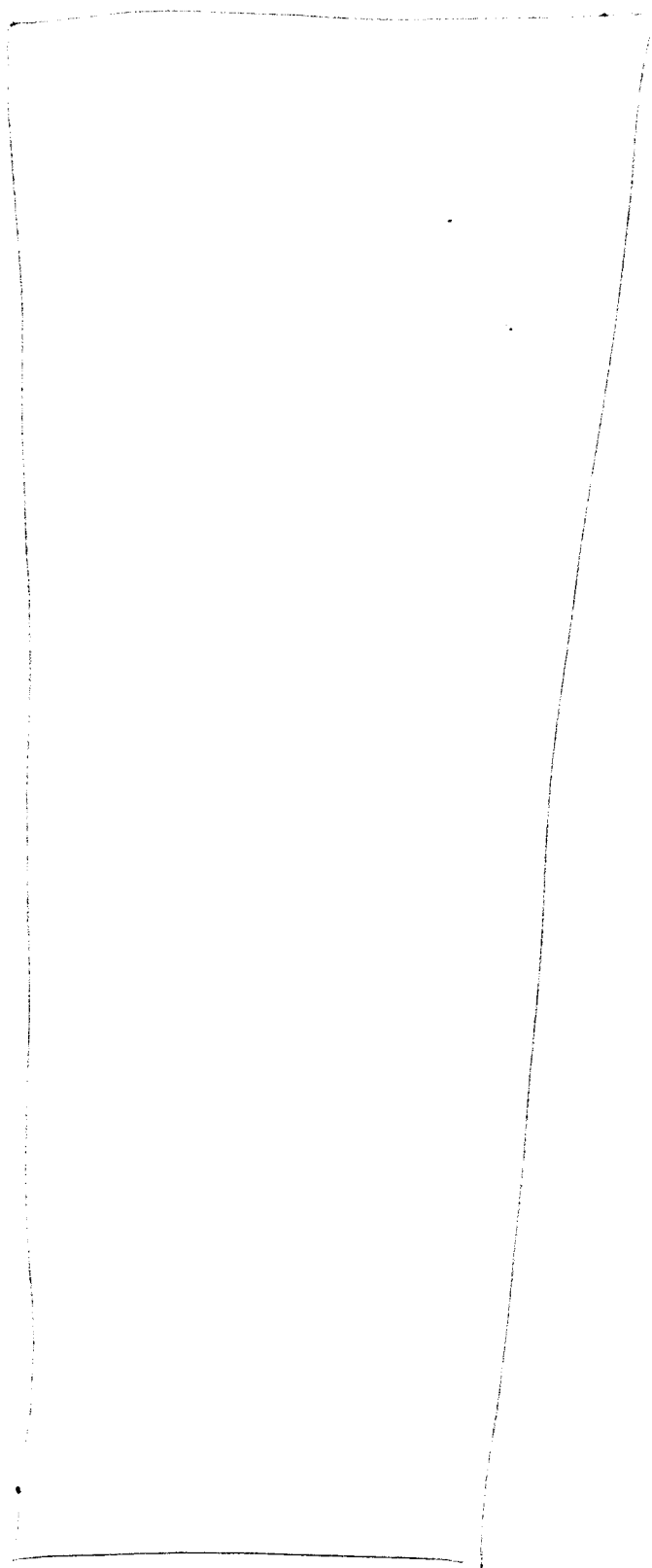
DATE APPROVED: 8-18-88

APPROVED BY: Linda

Larry Beard
SIGNATURE

546 Wasatch

18'



6'

20'

15'