

DATE SUBMITTED: 9-7-89

PERMIT # 33886

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 585 25 1/2 Rd # 22

SQ. FT. OF BLDG: 14 x 52

SUBDIVISION: Paradise Valley Mobile Home Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ ~~Sheet~~ # 22

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: (7008-055-24-387)
2945-102-00-100

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Steven L. Retco

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2840 1/2 Texas Ave

home & storage shed

PHONE: (303) 241-0836

DESCRIPTION OF WORK AND INTENDED USE:

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

place mobile home

FOR OFFICE USE ONLY

ZONE: PMH

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R per park

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: NO

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: 9/7/89

APPROVED BY: Kathy Portner

Alice Paulina
SIGNATURE