

DATE SUBMITTED: 10/2/89

PERMIT # 34101

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 545 Glen Rd

SQ. FT. OF BLDG: 14' x 70'

SUBDIVISION: Cottonwood Meadows

SQ. FT. OF LOT: 100' x 40'

FILING # \_\_\_\_\_ BLK # 2 LOT # 18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 700828-892751

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2943-073-01-059

PROPERTY OWNER: Donald Jarley (previously)

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 545 Glen Rd

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

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

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### FOR OFFICE USE ONLY

ZONE: R5F-8

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

SETBACKS: F 20 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: Place on existing cement pad

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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: 10/2/89

APPROVED BY: Kathy Portner

Karl A. Lindauer  
SIGNATURE