

DATE SUBMITTED: 10-10-89

PERMIT # 34170

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 661 Hwy 50

SQ. FT. OF BLDG: 12 x 50

SUBDIVISION: Talbot's

SQ. FT. OF LOT:           

FILING #        BLK #        LOT # 15

NUMBER OF FAMILY UNITS:       

TAX SCHEDULE NUMBER: 7008-052-61-497  
2945-262-06-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:       

PROPERTY OWNER: MARJORIE L. MONTGOMERY

USE OF ALL EXISTING BUILDINGS:       

ADDRESS: 929 DURAY AVE - 81501

PHONE: 242-4365

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.

Set up mobile Home

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**FOR OFFICE USE ONLY**

ZONE: PMH

FLOODPLAIN: YES        NO

SETBACKS: F        S        R       

GEOLOGIC HAZARD: YES        NO       

MAXIMUM HEIGHT: As Per Plan

CENSUS TRACT #: 13

PARKING SPACES REQ'D:       

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING:       

SPECIAL CONDITIONS:       

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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 AND 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: 10-10-89

APPROVED BY: Arnie Wenzel

Marjorie L. Montgomery  
SIGNATURE