

DATE SUBMITTED: 5/26/89

PERMIT # 33338

FEE 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2485 Hwy 6450

SQ. FT. OF BLDG: 20x40  
800 ft

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 83,635.20

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-094-00-072

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: Arthur Rice

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 235 Montrose, CO

Commercial - Sales lot

PHONE: 249-9648

DESCRIPTION OF WORK AND INTENDED USE:

Permanent office for mobile home sales lot

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

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### FOR OFFICE USE ONLY

ZONE: C-2

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

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: 5, 718 sq. ft. or 19 spaces

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: 2,287 sq' required. Landscaping per plan.

SPECIAL CONDITIONS: curbing or parking blocks will be provided. Landscaping to be installed no later than 8/1/89. Parking area to be kept dust free.

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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.

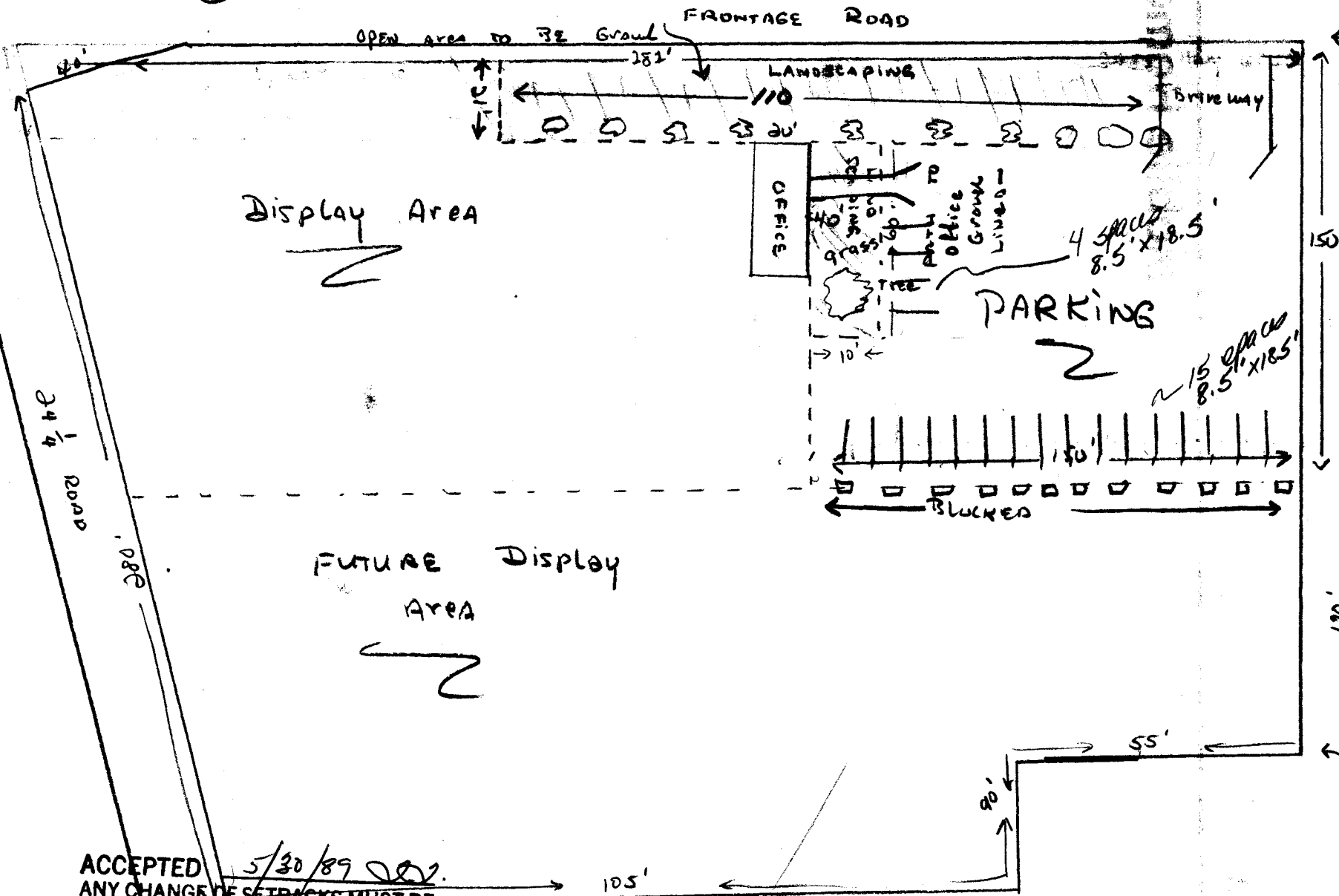
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/30/89

Donald C. Woods  
SIGNATURE

APPROVED BY: Jerrin Proutner

10' JUNIPER SHRUBS - 10 FOOT SPACING ALONG  
FRONTAGE ROAD - GRASS 10x40 AT OFFICE HWY 6 E 50 WEST  
AREA. DD



NOT TO  
SCALE

ACCEPTED 5/30/89 DD.  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

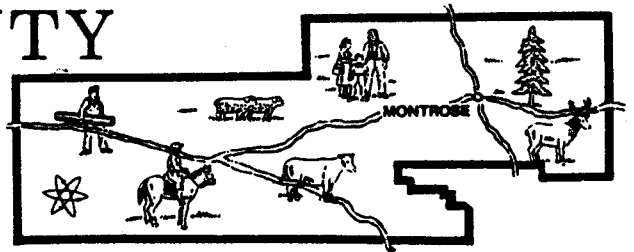
ARTHUR A RICE  
2485 HWY 6 E 50 WEST  
GRAND JUNCTION, COLORADO

8150'

# MONTROSE COUNTY

## LAND USE DEPARTMENT

P.O. Box 1289  
Montrose, Colorado 81402  
Phone 249-6688



May 18, 1989

Mr. Art Rice  
Art's Mobile Homes  
P.O. Box 235  
Montrose, Co. 81402

Dear Mr. Rice:

On May 10, 1989, I completed an inspection of a double-wide mobile home located on your lot, north of Montrose. At this time I inspected the structure for natural light, ventilation, fire egress and access to bathrooms.

This structure was in compliance with the 1982 Edition of the U.B.C. for these items mentioned. This inspection in no way covered structural integrity.

If I may be of further assistance, please feel free to contact me at the above number.

Sincerely,

Patrick T. Warren  
Building Official

PTW/ms

Approved  
Cheryl  
5/25/89  
County Bldg Dept