

DATE SUBMITTED: 3/24/89

PERMIT # 32537

FEE \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 802 Mazatlan Dr

SQ. FT. OF BLDG: 1875

SUBDIVISION: Paradise Hills

SQ. FT. OF LOT: 10,000

MAILING # 6 BLK # 2 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2701-264-23-019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: Mark Nichols

USE OF ALL EXISTING BUILDINGS:  
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ADDRESS: PO Box 74

PHONE: 245 7006

DESCRIPTION OF WORK AND INTENDED USE:  
Single family residential

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: RSF-4

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

SETBACKS: F 20' S 75' R 30'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 13

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: See Boundary Line Adjustments 1989

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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: 3/24/89

APPROVED BY: Karl Metzger

Mark + Mark  
SIGNATURE

