

DATE SUBMITTED: 12-17-90

PERMIT # 31626

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: Spec 50585 25 1/2 Rd SQ. FT. OF BLDG: 910

SUBDIVISION: Paradise Valley H&A Park SQ. FT. OF LOT: 2100

FILING # _____ BLK # _____ LOT # _____ NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 294510 200 100 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

7008 2890 3481

PROPERTY OWNER: Paradise Valley H&A Park USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 585-25 1/2 Road

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.

FOR OFFICE USE ONLY

ZONE: P M H FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____ GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____ CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____ 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 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: 12-17-90

APPROVED BY: Val Lavy

Charles' read by [Signature]
SIGNATURE