

DATE SUBMITTED: 3/6/90

PERMIT # 35248

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 585 25 1/2 Rd # ~~200~~ SQ. FT. OF BLDG: 66 X 14 sq. ft.

SUBDIVISION: PARADISE VALLEY MHP #200 SQ. FT. OF LOT:                     

FILING #            BLK #            <sup>3rd</sup> ~~LOT~~ # 200 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 77A7169 (Montezuma County) NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Richard & Lori McClain USE OF ALL EXISTING BUILDINGS:                     

ADDRESS: Same                     

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

DESCRIPTION OF WORK AND INTENDED USE: Place Mobile Home

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FOR OFFICE USE ONLY

ZONE: PMH

FLOODPLAIN: YES            NO X

SETBACKS: F            S            R           

GEOLOGIC HAZARD: YES            NO           

MAXIMUM HEIGHT:                     

CENSUS TRACT #: 10

PARKING SPACES REQ'D: as per

TRAFFIC ZONE: 4

LANDSCAPING/SCREENING: park

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 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: 3/6/90

APPROVED BY: Kathy Portman

Richard W. McClain  
SIGNATURE