

DATE SUBMITTED: 12/12/90

PERMIT # 37608

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION, PLANNING DEPARTMENT

BLDG ADDRESS: 585 25 1/2 Rd

SQ. FT. OF BLDG: 12' x 60'

SUBDIVISION: Paradise Valley

SQ. FT. OF LOT:

FILING # BLK # LOT # 241

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 700828-903462

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Madeline Pineda

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 528 34 Rd Clifton

PHONE: 434-6558

DESCRIPTION OF WORK AND INTENDED USE: place mobile home

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: PMH

FLOODPLAIN: YES NO X

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT:

CENSUS TRACT #: 4

PARKING SPACES REQ'D: no parking

TRAFFIC ZONE: 10

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 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: 12/12/90

Margaret Pineda
SIGNATURE

APPROVED BY: Kathy Perkins