

DATE SUBMITTED: 8/29/91

PERMIT NO. 39596

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 585 25 1/2 Rd

SQ. FT. OF BLDG: 14 X 56

SUBDIVISION: Paradise Valley

SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. \_\_\_\_\_ BLK NO. \_\_\_\_\_ 585 LOT NO. 79

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-102-00700

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER: Lois Nickerson

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 585 25 1/2 Rd SP210

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245-1183

place mobile home

**SUBMITTALS REQUIRED:** Two 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 PMH

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR as per

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT \_\_\_\_\_ park

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Parker  
Department Approval  
8/29/91  
Date Approved

Dale Nickerson  
Applicant Signature  
8/29/91  
Date