

DATE SUBMITTED: 11/13/91

PERMIT NO. 40368

FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 25 1/2 rd 58

SQ. FT. OF BLDG: 14 x 26

SUBDIVISION Paradise Valley

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # *219

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-104-00-100

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Tytravess Chaffin

USE OF EXISTING BUILDINGS: _____

ADDRESS 585 25 1/2 RD #74

DESCRIPTION OF WORK AND INTENDED USE: SET M.T.

TELEPHONE: 241-3582

REQUIRED: Two 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 ✓

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE _____ REAR park

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT _____

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.

Karl M. Magner
Department Approval
11/13/91
Date Approved

Valerie Antonson
Applicant Signature
11/13/91
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)