

DATE SUBMITTED: 10/29/91

PERMIT NO. 40261

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 585-2 1/2 Rd #166

SQ. FT. OF BLDG: 46

SUBDIVISION: Paradise Valley MH Park

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

FILING NO. \_\_\_\_\_ BLK NO. \_\_\_\_\_ LOT NO. \_\_\_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NO: 2945 102 00 100

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: C Richard Holmes

USE OF EXISTING BUILDINGS: S F Re

ADDRESS: 585-2 1/2 Rd #166

DESCRIPTION OF WORK AND INTENDED USE: 46' Addition for freezer / Pantry

TELEPHONE: 243-2071

**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**

OWNER PMH  
SETBACKS: FRONT \_\_\_\_\_  
SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
MAXIMUM HEIGHT \_\_\_\_\_  
*As Per Park*

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

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

CENSUS TRACT: 4 TRAFFIC ZONE: 10

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.**

Kristen L. Albrecht  
Department Approval  
10/29/91  
Date Approved

C. Richard Holmes  
Applicant Signature  
\_\_\_\_\_  
Date