

DATE SUBMITTED: May 22, 1991

PERMIT # 38725

FEE 50

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLK ADDRESS: 585 25 1/2 Rd. sp. 198

SQ. FT. OF BLDG: 14 X 60

SUBDIVISION: Paradise Valley

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 198

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 7008-054-03-626

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

2945-102-00-100

PROPERTY OWNER: Michelle & Jeff Gerdes

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

ADDRESS: 585 25 1/2 Rd. sp. 198

Residential

PHONE: 245-8948 message

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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

Installing Mobile Home

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FOR OFFICE USE ONLY

ZONE: PMH

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_

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

MAXIMUM HEIGHT: AS PER PARK

CENSUS TRACT #: 4

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 10

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

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: 5-22-91

Michelle Gerdes  
SIGNATURE

APPROVED BY: [Signature]