

DATE SUBMITTED: 12/4/91

PERMIT NO. 40535

FEE \$ 5.00

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 25 1/2 Rd #233 SQ. FT. OF BLDG: 12' x 65'

SUBDIVISION Paradise Valley SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 233 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-102-00-100 NO. OF BUILDINGS ON PARCEL, BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Lois Nickerson USE OF EXISTING BUILDINGS: Single family

ADDRESS 585 25 1/2 Rd #210 DESCRIPTION OF WORK AND INTENDED USE: Single family - Mobile Home

TELEPHONE: 245-1183

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 X

SIDE \_\_\_\_\_ REAR \_\_\_\_\_

CENSUS TRACT: 4 TRAFFIC ZONE: 10

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

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

LANDSCAPING/SCREENING REQUIRED: as per park

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

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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.

B. Paulson  
Department Approval  
12/4/91  
Date Approved

Lois Nickerson  
Applicant Signature  
12/4/91  
Date

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