

DATE SUBMITTED: 7/15/91

PERMIT # 39191

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 585 25 1/2 Rd SQ. FT. OF BLDG: 14 X 70

SUBDIVISION: Paradise Valley Trails Park SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 250 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 294510 00 100 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: Brian & Cynthia Scherping USE OF ALL EXISTING BUILDINGS: 0

ADDRESS: 25 1/2 rd.

PHONE: 243-0911

DESCRIPTION OF WORK AND INTENDED USE: Home / private SUBMITTALS REQ'D: TWO (2) 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 X

SETBACKS: F _____ S _____ R _____ GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: Per Park CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: _____ SPECIAL CONDITIONS: _____

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 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.

DATE APPROVED: 7/15/91 Kristen Ambeck Cynthia Scherping