

DATE SUBMITTED: 11-12-91

PERMIT NO. 40350

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 25 1/2 Rd. <sup>space</sup> 251 SQ. FT. OF BLDG: 14 x 70

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

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

TAX SCHEDULE # 2945-104-00-100 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Denise Dawson USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 585 25 1/2 Rd space #251

TELEPHONE: \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Install Mobile Home

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 As per 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.

  
Department Approval

  
Applicant Signature

11-12-91  
Date Approved

\_\_\_\_\_  
Date

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