

DATE SUBMITTED: 5/17/91

PERMIT # 38684

FEE \$5,00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 542 1/2 Glen Rd

SQ. FT. OF BLDG: 15x76

SUBDIVISION: Cottonwood Meadows

SQ. FT. OF LOT: 40'x105.57'

FILING # 2nd addit BLK # 3 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2943-073-01-071

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Ellen Chacon

USE OF ALL EXISTING BUILDINGS: Single family

ADDRESS: same

PHONE: 243-3126

DESCRIPTION OF WORK AND INTENDED USE: Trailer

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: RSF-8 <sup>10' easement</sup>

FLOODPLAIN: YES        NO X

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES        NO X

MAXIMUM HEIGHT: Rear adjusted to 10'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: to accommodate trailer size

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: 10' easement

SPECIAL CONDITIONS: Trailer is

As per Kristen & Kathy P. site check, 5/17/91

smaller than previous trailer on lot 16x80.

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.

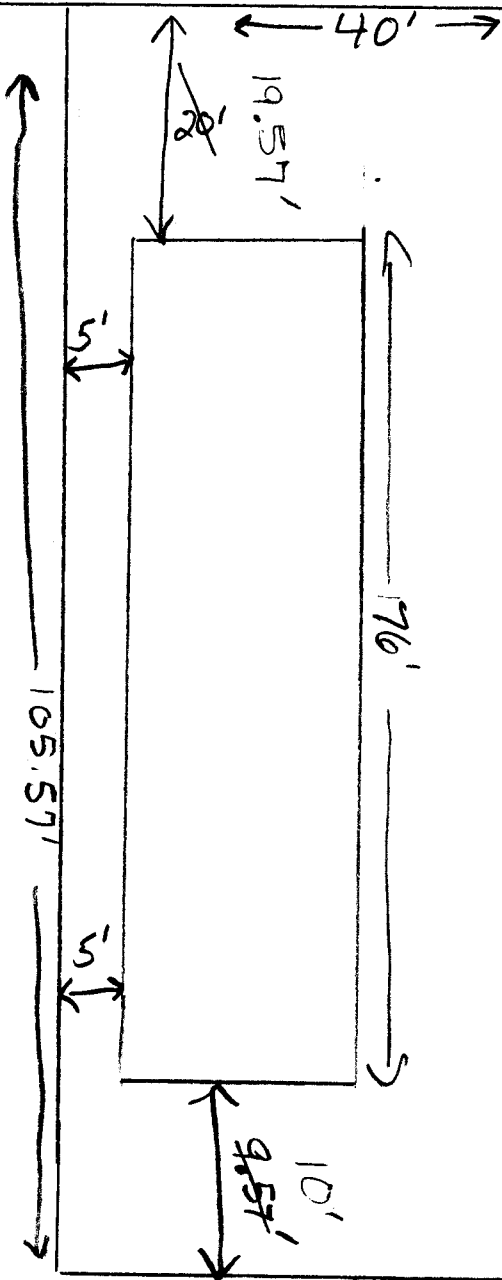
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/17/91

X Amy Casteneda  
SIGNATURE

APPROVED BY: B. Paulson

542 1/2  
Glen Road



ACCEPTED BP 5/17/91  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.