

DATE SUBMITTED: 5/24/91

PERMIT # 38745

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2845 N ^{North} AVE 23

SQ. FT. OF BLDG: 93

SUBDIVISION: Shan Rock

SQ. FT. OF LOT: 5000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
7008-053-79-371

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: PH GOOD Mobile

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2705-13th St

PHONE: 241-6813

DESCRIPTION OF WORK AND INTENDED USE:
SITE Mobile Home

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: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 25 S 0 R 0 / per park
Private Drive

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS 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: 5/24/91

APPROVED BY: Kristen L Caldwell

[Signature]
SIGNATURE