

DATE SUBMITTED: 4/8/92

PERMIT NO. 41492
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 568 25 1/2 Rd SQ. FT. OF BLDG: _____

SUBDIVISION _____ SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: n/a

TAX SCHEDULE # 2945-101-00978 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: Concession Stand

OWNER Monument Little League USE OF EXISTING BUILDINGS: Little League Park

ADDRESS 568 25 1/2 Rd

TELEPHONE: Dan Young 243-3288 DESCRIPTION OF WORK AND INTENDED USE: Mobile Home - for Caretaker

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PZ FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT existing GEOLOGIC HAZARD: YES _____ NO X

SIDE Set on REAR Site CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: Mobile Home must be HUD approved. Accessory Use to Park as P/B. Boeschensein

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
4/8/92
Date Approved

X Dan Young
Applicant Signature
8 APR 92
Date

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