

DATE SUBMITTED: 5/21/92

PERMIT NO. 41815 2

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 25 1/2 Rd. - GRAND JUNCTION SQ. FT. OF BLDG: 12' X 65'

SUBDIVISION PARADISE VALLEY MOBILE PARK SQ. FT. OF LOT: STANDARD

FILING # _____ BLK # _____ LOT # 182 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 7008-289-21-393 NO. OF BUILDINGS ON PARCEL BEFORE THIS
2945-102-00-100 PLANNED CONSTRUCTION: 0

OWNER EDWARD J. MANFRED USE OF EXISTING BUILDINGS: Residential

ADDRESS 585 25 1/2 Rd #182 - G.J. - Co 89505 DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 241-1878 set 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 _____

GEOLOGIC HAZARD: YES _____ NO

SIDE as per park REAR _____

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT _____

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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.

Karl G. Metz
Department Approval
5/21/92
Date Approved

Edward J. Manfred
Applicant Signature
May 21, 1992
Date

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