

DATE SUBMITTED: 6/22/92

PERMIT NO. 92107

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 25 1/2 RD #190

SQ. FT. OF BLDG: 14x66

SUBDIVISION PARADISE VALLEY M.D. 7c

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 190

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 7008-289-21-741

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER SUSAN AZZAM / Urban Ruybal

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 585 25 1/2 RD #190

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

TELEPHONE: 243-9979

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

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FOR OFFICE USE ONLY

ZONE PMH

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE \_\_\_\_\_ REAR As Per Park

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

Kristen J. Albreck  
Department Approval

[Signature]  
Applicant Signature

6/22/92  
Date Approved

6/22/92  
Date

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