

DATE SUBMITTED: 1/13/92

PERMIT NO. 41076 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 542 Normandy Wy SQ. FT. OF BLDG: 14'x70'

SUBDIVISION Cottonwood Meadows SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_ NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2943-074-04-013 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Ralph Hejny USE OF EXISTING BUILDINGS: Single family

ADDRESS 592 Starlight DESCRIPTION OF WORK AND INTENDED USE: mobile home - replacing

TELEPHONE: 434-5977 a 14'x65'

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

### FOR OFFICE USE ONLY

ZONE RSF 8 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20' P.L. or 45' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 5' REAR 15' CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 30' PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: whichever greater SPECIAL CONDITIONS: \_\_\_\_\_

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.

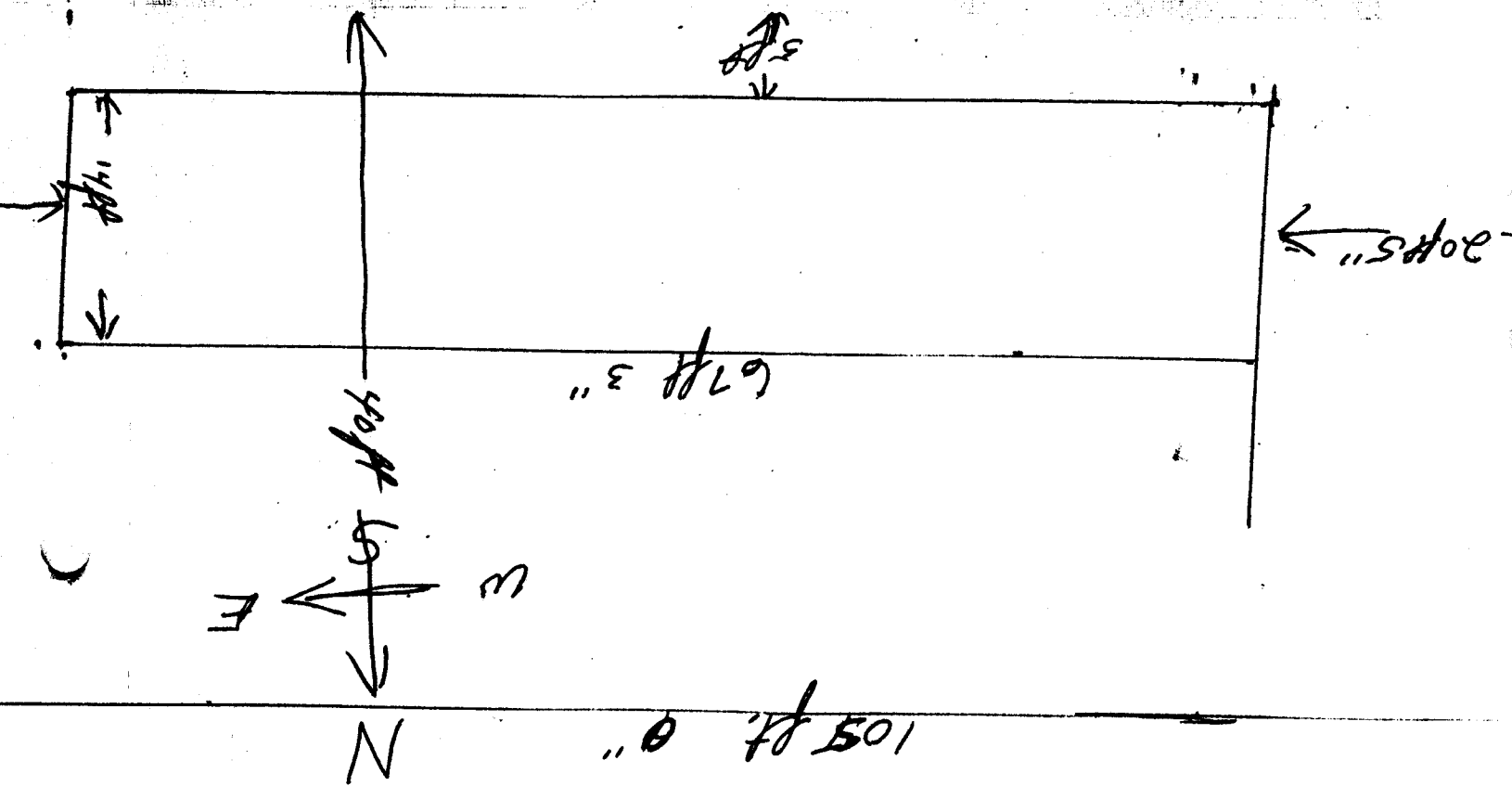
B. Paul  
Department Approval

Ralph Hejny  
Applicant Signature

1/16/92  
Date Approved

\_\_\_\_\_  
Date

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



$$\begin{array}{r}
 105 \\
 \times 40 \\
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 4200 \text{ sq ft.}
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