

DATE SUBMITTED: 4-29-93

PERMIT NO. *44780 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS Paradise Valley 585 25 1/2 RD

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 72

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-102-00-100

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER MICHAEL R SPANN

USE OF EXISTING BUILDINGS: _____

ADDRESS 585 25 1/2 RD # 72

DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 241-0528

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

FOR OFFICE USE ONLY

ZONE RmH

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE Set REAR Per Park

CENSUS TRACT: 4 TRAFFIC ZONE: 1D

MAXIMUM HEIGHT: _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: Approved plan

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.

M. Pety
Department Approval

Michael R Spann
Applicant Signature

4-29-93
Date Approved

4-29-93
Date

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