

DATE SUBMITTED: 12-10-91

PERMIT NO. 40557

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2845 North Avenue  
Space # 14  
SUBDIVISION Shamrock mobile Home Park

SQ. FT. OF BLDG: 8 x 40

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

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

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-182-00-044

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

OWNER Mark L. Barslund

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

ADDRESS 3052 Eaglewood Ct.  
G Jct Colo 81504  
TELEPHONE: 434-3778

DESCRIPTION OF WORK AND INTENDED USE:  
Family residence

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 C-1

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

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

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

SIDE \_\_\_\_\_ REAR per park

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT per park

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

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

SPECIAL CONDITIONS:  
Park Model RV - not self contained treated as a mobile home per Bob's - Building Dept.

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.

Kathy Poston  
Department Approval

Shelley G. Barslund  
Applicant Signature

12/10/91  
Date Approved

12-10-91  
Date

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