

DATE SUBMITTED: JUNE 3, 1991

PERMIT # 38830

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BL ADDRESS: 2837 North Ave #13 SQ. FT. OF BLDG: 10 X 48

SUBDIVISION: A & W Trailer Park SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ <sup>SPACE</sup> LOT # 13 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 7008-053-91-419  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

PROPERTY OWNER: Dale Hockenbuhl

ADDRESS: Po Box 723 Cotton USE OF ALL EXISTING BUILDINGS: Trailer Park

PHONE: 434-1848

DESCRIPTION OF WORK AND INTENDED USE: INSTALL Mobile Home  
SUBMITTALS REQ'D: TWO (2) 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 \_\_\_\_\_

SEACKS: F \_\_\_\_\_ S \_\_\_\_\_ As per GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: As per CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DA APPROVED: June 3, 1991  
APPROVED BY: [Signature] [Signature] Dale Hockenbuhl  
SIGNATURE