

DATE SUBMITTED: 2/21/92

PERMIT NO. 409792

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2837 No AVE

SQ. FT. OF BLDG: 10 By 50

SUBDIVISION AtV Trailer Park

SQ. FT. OF LOT: 10 By 50

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 13

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943 - 082-60-071

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER Torre Stegman

USE OF EXISTING BUILDINGS: SINGLE

ADDRESS 2837 No. AVE #13

DESCRIPTION OF WORK AND INTENDED USE: mobile home

TELEPHONE: \_\_\_\_\_

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

### FOR OFFICE USE ONLY

ZONE C-2

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

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

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

SIDE \_\_\_\_\_ REAR mobile

CENSUS TRACT: 6 TRAFFIC ZONE: 39

MAXIMUM HEIGHT mobile park

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

LANDSCAPING/SCREENING REQUIRED: as per mobile home park

SPECIAL CONDITIONS: as per mobile home park

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. Paulson  
Department Approval

[Signature]  
Applicant Signature

2/21/92  
Date Approved

2-21-92  
Date

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