

DATE SUBMITTED: 4/5/93

PERMIT NO. 44528

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2845 NORTH AVE  
 SUBDIVISION Shannock Mobile Home Park  
 FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ <sup>SPACE#</sup> 7 <sub>LOT#</sub>  
 TAX SCHEDULE # \_\_\_\_\_  
 N.M.H. TAX # 7008-289-30-892  
 OWNER RUSSELL K. WILLIAMS  
 ADDRESS 2803 MESA AVE  
 TELEPHONE: 245-9172

SQ. FT. OF BLDG: \_\_\_\_\_  
 SQ. FT. OF LOT: \_\_\_\_\_  
 NO. OF FAMILY UNITS: \_\_\_\_\_  
 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_  
 USE OF EXISTING BUILDINGS: \_\_\_\_\_  
 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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-1  
 SETBACKS: FRONT \_\_\_\_\_  
 SIDE \_\_\_\_\_ REAR Per Park  
 MAXIMUM HEIGHT \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
 CENSUS TRACT: 7 TRAFFIC ZONE: 39  
 PARKING REQ'MT \_\_\_\_\_  
 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.

[Signature]  
 Department Approval  
4/5/93  
 Date Approved

[Signature]  
 Applicant Signature  
4-5-93  
 Date

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