

DATE SUBMITTED: 3-18-93

PERMIT NO. 44362 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

#49

BLDG ADDRESS 2845 North Ave #14 SQ. FT. OF BLDG: 52x28

SUBDIVISION Shamrock M.U.P. 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: 0

OWNER William & Kathryn Anderson USE OF EXISTING BUILDINGS: Mobile Home Park

ADDRESS 2845 North Ave #14 DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 295-9258 _____

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

FOR OFFICE USE ONLY

ZONE _____ FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR park CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ 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

Catherine M. Anderson
Applicant Signature

3-18-93
Date Approved

March - 18 - 93
Date

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