

DATE SUBMITTED: 9-8-87

PERMIT # 28810

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4071 Maurion St

SQ. FT. OF BLDG: 2650.

SUBDIVISION: Cortland Sub

SQ. FT. OF LOT: 15000

FILING # _____ BLK # 2 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-44-003

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: KURT GLENN

0

ADDRESS: 500 PINYON

USE OF ALL EXISTING BUILDINGS:

PHONE: 241-5532

RESIDENCE

DESCRIPTION OF WORK AND INTENDED USE:
NEW HOUSE

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: PR 4.2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 10' S 5' R 10'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: written permission
from REA to build in 5' of easement

(50' UTILITY easement on North end of Lot)

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.

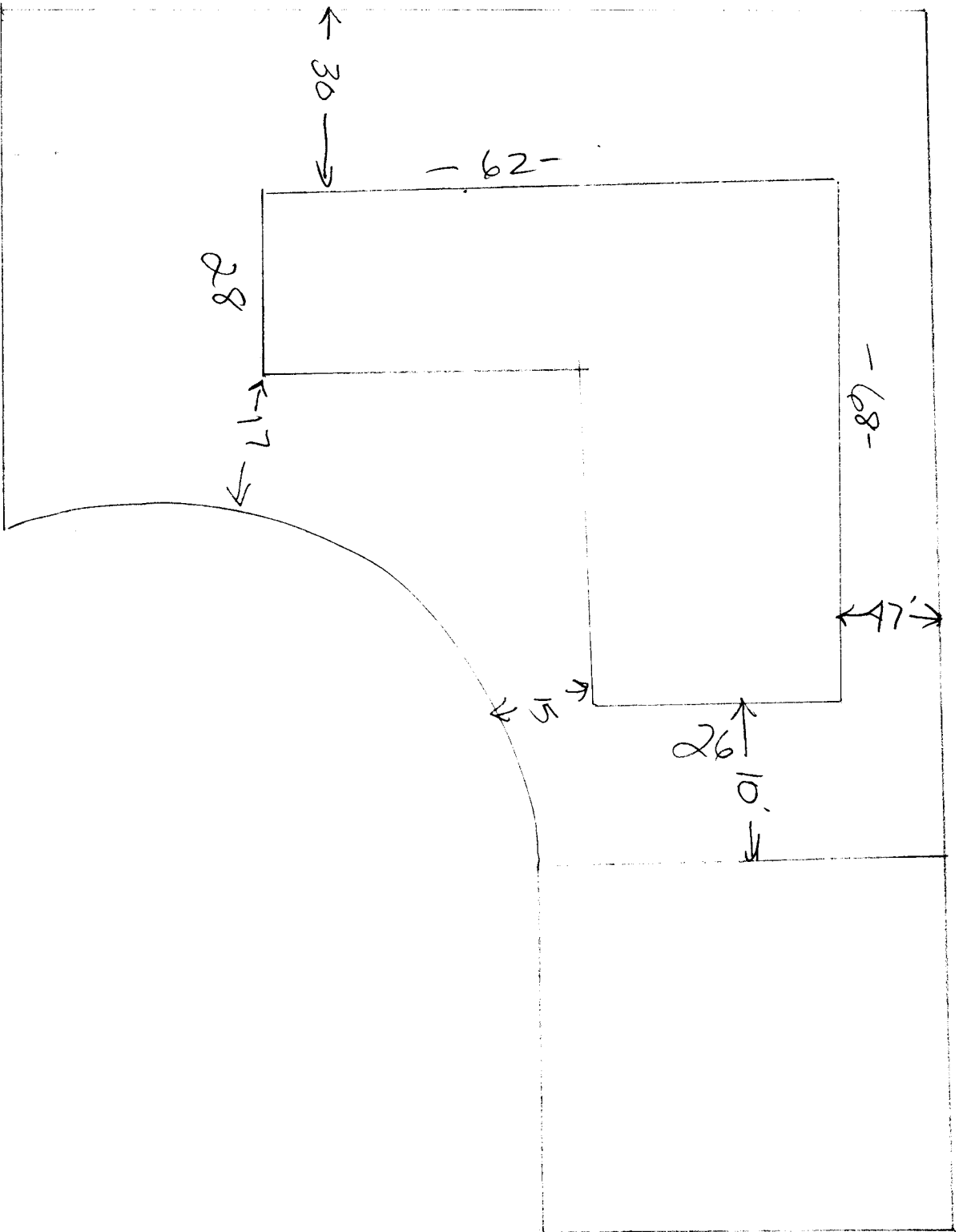
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9-8-87

APPROVED BY: Amide

[Signature]
SIGNATURE
242-4664

4071 MAUREEN
2945-011-44-003



COLORADO 7 MESA
FIRST COLORADO R. E. A. PROJECT

Grand Valley Rural Power Lines, Inc.

ELECTRIFYING RURAL HOMES
Offices 2727 Grand Avenue
Grand Junction, Colorado 81501
(303) 242-0040

August 27, 1987

Mr. Kurtis W. Glenn
P.O. Box 40259
Grand Junction, CO 81504

Subject: Easement Encroachment - Cortland Subdivision

Dear Mr. Glenn:

We have reviewed your plans to build a house on Lot 3, Block 2 of the Cortland Subdivision with the proposed house encroaching into our power line easement on that lot. As you are aware, we have reviewed this problem previously and have addressed a letter on the matter to Mr. Bennett Boeschenstein of the Mesa County Planning Commission dated April 2, 1987.

You are also aware that there is a 69,000 volt transmission line running along the north property boundary which carries along with it an easement extending 50 feet southerly into Lots 3 and 4. Our calculations, which are based on the National Electrical Safety Code, indicate that we need a very minimum of 45 feet to safely operate the line. Therefore, we can allow you to encroach only five (5) feet into our easement area. This means that from your north property boundary line to the nearest point of the eave of your roof can be no less than 45 feet. We would also caution you not to erect any antennas on the north side of your house within the area where we are allowing you to encroach upon our easement.

Thank you for checking with us.

Very truly yours,

GRAND VALLEY RURAL POWER LINES, INC.

Chuck Mitisek

Chuck Mitisek
Manager of Engineering