

DATE SUBMITTED: 2/24/89

PERMIT # 32295

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2837 Mesa Ave

SQ. FT. OF BLDG: 14 x 20'

SUBDIVISION: Cottonwood Meadows Rpiat

SQ. FT. OF LOT: 6050 sq feet

FILING # \_\_\_\_\_ BLK # 4 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-073-02-032

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Gene Tuley

Residential: 1

ADDRESS: 2837 Mesa Ave  
535 Willow Dr

USE OF ALL EXISTING BUILDINGS:

PHONE: 248-5868

Residential

DESCRIPTION OF WORK AND INTENDED USE:  
Place Modular Home Lot

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

NE: PMH

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

SETBACKS: F \_\_\_\_\_ S Set on existing pad R \_\_\_\_\_

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

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 11

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: 11

SPECIAL CONDITIONS: N/A

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE 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: 2/24/89

APPROVED BY: Gene Tuley

Joe R. Mendra  
SIGNATURE by Vera J. Williams  
Manager