

DATE SUBMITTED: 6-1-90

PERMIT # 36006

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 266 1/2 27 1/2 Rd.

SQ. FT. OF BLDG: 14 X 70

SUBDIVISION: Cox Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 9 ^{NORTH} 1/2

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-251-02-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE stick BUILD

PROPERTY OWNER: Constance M. Fielding

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 266 27 1/2 Rd.

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

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

Move Mobile Home on to back half of Lot. Non-conforming use See File # 56-89

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: /

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: /

SPECIAL CONDITIONS: _____

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: June 1, 1990

Constance M. Fielding
SIGNATURE

APPROVED BY: David [Signature]



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2666
(303) 244-1430

November 9, 1989

Mr. Bud Smock
Bray & Company
2249 Broadway
Grand Junction, CO 81503

Dear Bud:

As per our phone conversation regarding the property located at 266 27 1/2 Road, tax schedule number 2945-251-02-011, the following does apply to this non-conforming use:

1. Currently there is a stick built home and a mobile home on this parcel. The zoning is residential single family, RSF-8, and does not allow two residential units on the same parcel except as a non-conforming use.
2. In order to remove the tailings, the existing mobile home will be removed. Since the non-conforming use remains in effect for one year, another mobile home may be placed on that site as long as it is done within this time frame.
3. A newer mobile home is acceptable to this Department as long as it meets the following requirements: it must be HUD approved; it must be placed in the same location as the former unit; it must be a single wide; and it can be no larger than 980 square feet (14 X 70). This would bring the use closer to compliance with the Zoning & Development Code.
4. All applicable permits must be obtained such as a planning clearance and building permit.

Attached is a copy of Section 4-9 Non-Conforming Uses. If you have any question, please give me a call at 244-1430.

Sincerely,

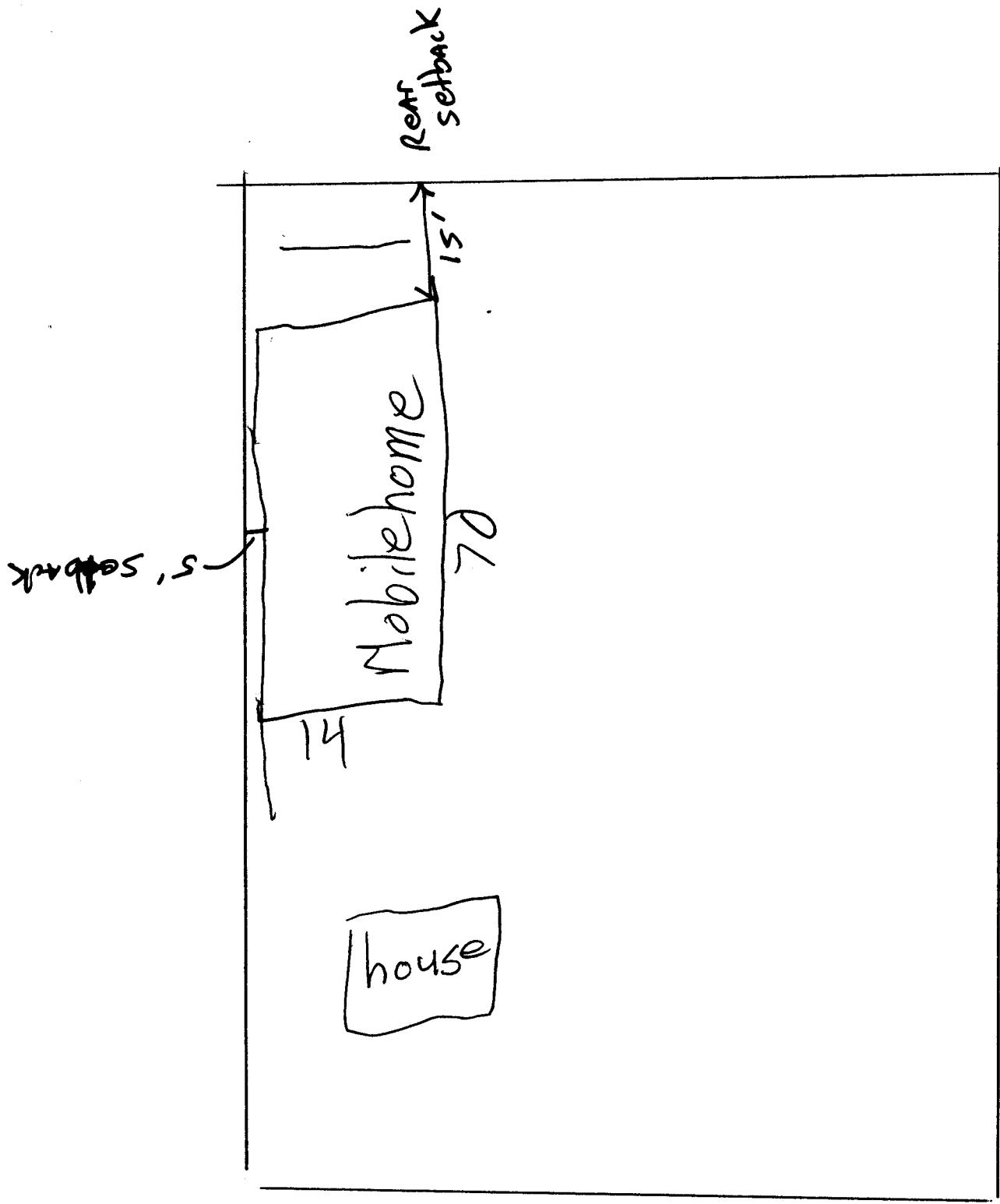
Linda A. Weitzel
Planning Technician

/enc

Aug 90

Original
Do Not Remove
From Office

56 89



ACCEPTED 6-1-90 *DW* 27 1/2 Road
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.