

DATE SUBMITTED: 6/29/90

PERMIT # 32295

FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

28x60

BLDG ADDRESS: 2837 MESA AVE.

SQ. FT. OF BLDG: 1568

SUBDIVISION: Cottonwood MEADOWS

SQ. FT. OF LOT: 5720

FILING # \_\_\_\_\_ BLK # 134 LOT # 121

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-073-02-032

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: Turley

USE OF ALL EXISTING BUILDINGS:  
\_\_\_\_\_

ADDRESS: Willow

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
place mobile home

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

ZONE: PMH

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

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

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

MAXIMUM HEIGHT: As Per ~~Plan~~

CENSUS TRACT #: 6

PARKING SPACES REQ'D: Plan

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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 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.

DATE APPROVED: 6-29-90

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

2837 Mesa Ave.

Richard  
Allen

Property line

76'

60 long

W Torque  
Deduct 4'  
For Torque.

18 FT

28 wide

6 FT

DRIVEWAY

23 FT

24 FT MESA AVE

ACCEPTED 6/24/90 LAL  
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.