

DATE SUBMITTED: 9/3/91

\* Revoked 9/9/91

PERMIT NO. 39634

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 494 Melody Ln  
SP#1

SQ. FT. OF BLDG: 8 x 35

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. \_\_\_\_\_ BLK NO. \_\_\_\_\_ LOT NO. 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2943-181-05-008

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

OWNER: Lonna May

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

ADDRESS: 494 Melody Ln. sp.1

DESCRIPTION OF WORK AND INTENDED USE: place mobile

TELEPHONE: 242-5875

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE C-1

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

SETBACKS: FRONT \_\_\_\_\_  
SIDE \_\_\_\_\_ REAR as per park  
MAXIMUM HEIGHT \_\_\_\_\_

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

CENSUS TRACT: 7 TRAFFIC ZONE: 39

PARKING REQ'MT \_\_\_\_\_

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

SPECIAL CONDITIONS: Park model travel trailer - space used for those in past according to owner

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.

Kathy Porter  
Department Approval  
9/3/91  
Date Approved

Lonna May  
Applicant Signature  
9-3-91  
Date

Owner: Dorothy Ethington  
529 31/2 Rd 81504  
434-6530

Permit # 24803; 1988; 14' x 68'  
" # 33805; 1989; 47' x 10'  
Last Public Service disconnect 11/1/90



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

September 9, 1991

Dorothy Ethington  
529 31 1/2 Road  
Grand Junction, CO 81504

Dear Ms. Ethington:

On 9/3/91 the attached Planning Clearance was issued for the placement of an 8' x 35' trailer on an existing pad at 494 Melody Lane. Recreational Vehicles (RV's) are only allowed in RV Parks or in existing spaces that have historically been used for RV's. The applicant for the permit at 494 Melody Lane had indicated that the space had been used for RV's in the past. Based on that information the permit was issued. After further research we found that the last two permits issued for the space were for mobile homes, a 10' x 47' unit in 1989 (permit #33805) and a 14' x 68' unit in 1988 (permit #24823). Therefore the permit issued 9/3/91 is hereby revoked. The City has refunded the \$5.00 Planning Clearance fee and will also refund the \$35.00 Building Permit inspection fee.

The decision to revoke the permit may be appealed to Bennett Boeschstein, Community Development Director. His administrative decision may be further appealed to the Board of Appeals which meets the second Wednesday of any month. The appeal must be made in writing to the Director. Please call me at 244-1446 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Senior Planner

xc: John Shaver, Assistant City Attorney  
Bennett Boeschstein, Community Development Director  
Lonna May