

(Past Permit # 32862)  
5/89

7/3/91

PERMIT # 39194

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2850 1/2 Mesa Ave

SQ. FT. OF BLDG: 14' x 66'

SUBDIVISION: Cottonwood Meadows - 1st Add.

SQ. FT. OF LOT: ~3600 (as 4/2 replatted)

FILING # \_\_\_\_\_ BLK # 7 LOT # 18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-074-17-018

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

PROPERTY OWNER: Donald & Patricia Jusley

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

ADDRESS: 535 Willow Rd

PHONE: 242-5868

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.

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

ZONE: RSF-8

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

SETBACKS: F 20 S 5 R 15 20' setbacks

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 30

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

SPECIAL CONDITIONS: setbacks will be as shown on approved site plan. easement location has been highlighted (file # 49-91). If denied, the mobile home will have to be moved.

\*\*\*\*\*  
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: 7/3/91

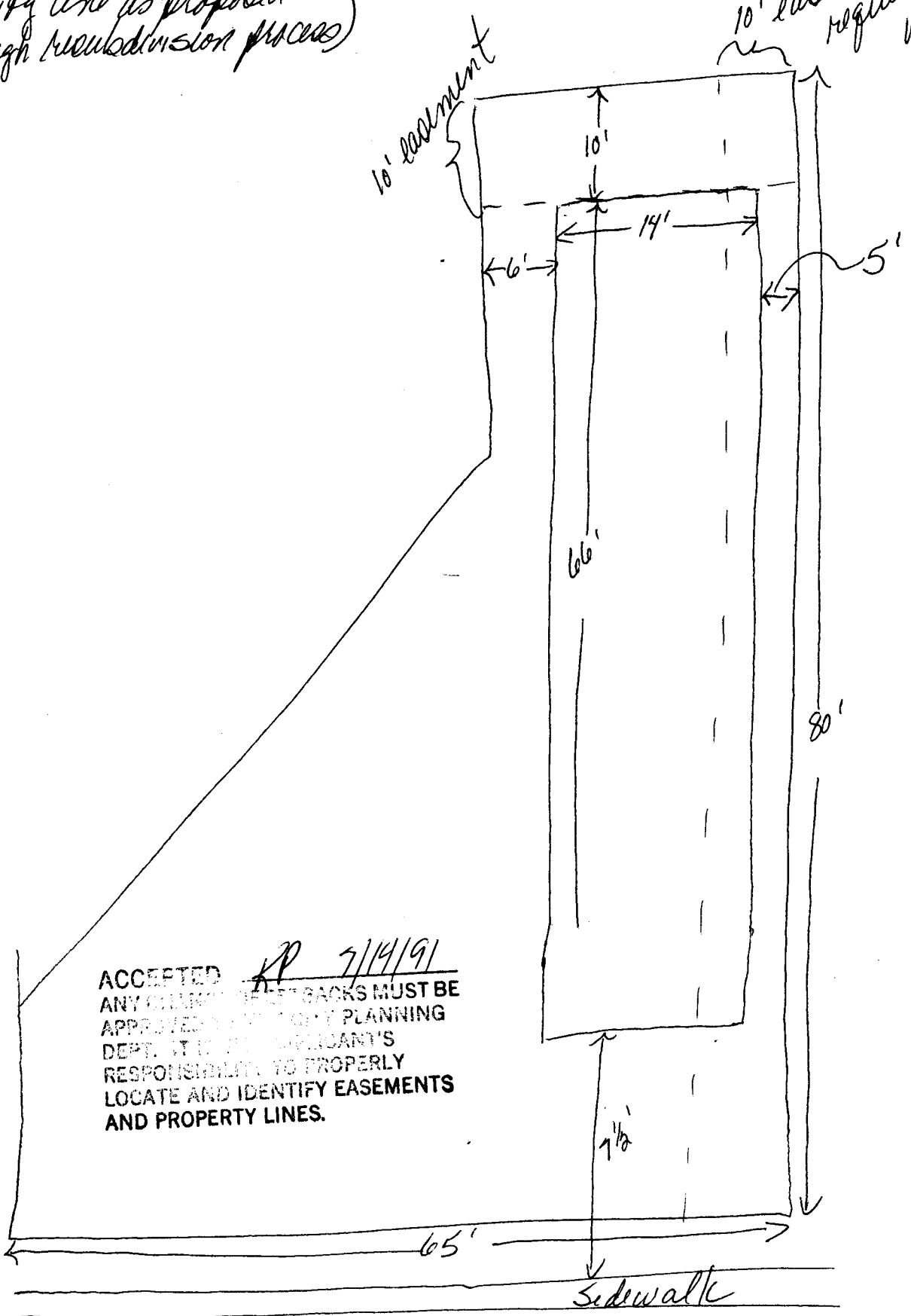
Dorise Salida  
SIGNATURE

APPROVED BY: Katherine M. Porter

2850 1/2 Mesa Ave.

(Property line as proposed through re-subdivision process)

10' easement - request to vacate



ACCEPTED AP 7/14/91  
 ANY CLAIMS OR SETBACKS MUST BE  
 APPROVED BY CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

Mesa Ave.