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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 11710-1

Building Address 2901 N. 12th ST
 Parcel No. 2945-024-00-034
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 28,164 Sq. Ft. Proposed 336
 Sq. Ft. of Lot / Parcel 170,083
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name MESA MANOR (OHI ASSET LLC)
 Address 2901 N 12th ST
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 14' x 24' STORAGE SHED

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-70 B
 City / State / Zip G.J., CO 81504
 Telephone 524-0460

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): PORTABLE

PAID
JAN 29 2009
RB

NOTES: NEW 14' x 24' STORAGE SHED
(PORTABLE)

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE RO Maximum coverage of lot by structures 35 70%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date Jan. 29, 2009

Planning Approval [Signature] Date 1/29/09

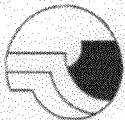
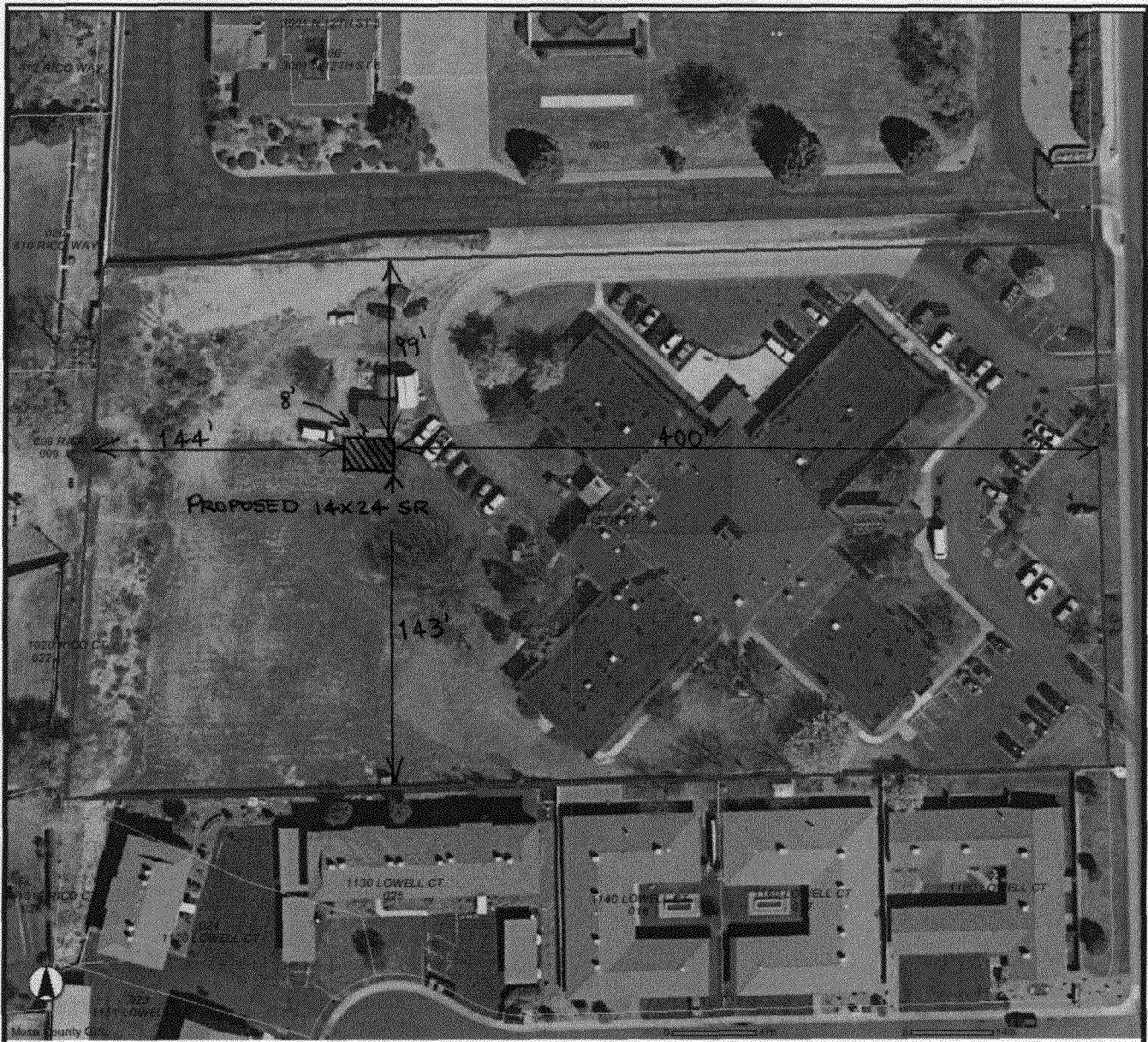
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. no water/sewer

Utility Accounting [Signature] Date 1/29/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2901 N 12TH

2945-024-00-034



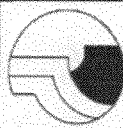
Mesa County GIS
 544 Rood Ave.
 Grand Junction, CO 81501

DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

LEGEND

- | | |
|-------------------|---|
| + Hospitals | Colorado National Monument |
| * Police Stations | BLM Special Areas |
| ▲ Fire Stations | Black Ridge Canyons |
| ⌄ Schools | COLORADO CANYONS NATIONAL CONSERVATION AREA |
| ↗ State Highways | BLM |
| ↘ Roads | National Forest |
| ● Lakes | |
| ⚡ Canals | |

ACCEPTED *cl*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THIS IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.




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