



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(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
Linda A. Weitzel
Planning Technician

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