

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 56338

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



30013010043

THIS SECTION TO BE COMPLETED BY APPLICANT 2943-182-

BLDG ADDRESS 2837 N. AVE <sup>C-32</sup> ~~9-32~~ TAX SCHEDULE NO. 7008-288-50-541 00-081

SUBDIVISION A&W TRAILER PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10 X 46

FILING — BLK — LOT C-32 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER JOHN DAVIS NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1023 W 24 RD NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-2308 USE OF EXISTING BLDGS —

(2) APPLICANT ~~John Davis~~ Robert Hurri DESCRIPTION OF WORK AND INTENDED USE: —

(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE 243-2308 move in mobile

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL) Parking Req'mt —  
or — from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions PER Park Regulations

Maximum Height — (Not an R.V.)

CENSUS TRACT 7 TRAFFIC ZONE 39

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 Robert Hurri Date 6/5/96

Department Approval Bonnie Edwards Date 6/5/96

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. moving in mobile

Utility Accounting Dottee Nobles Date 6/5/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)