

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56339

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3001-3010-043

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT 2943-182-00-081

BLDG ADDRESS 2837 N Ave F-43 TAX SCHEDULE NO. ~~7008-157-26-146~~

SUBDIVISION D4W TRAILER PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 X 70

FILING — BLK — LOT F-43 SQ. FT. OF EXISTING BLDG(S) —

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

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

(1) TELEPHONE 242-2308 USE OF EXISTING BLDGS —

(2) APPLICANT ROBERT HURNI DESCRIPTION OF WORK AND INTENDED USE: —

(2) ADDRESS — move in mobile

(2) TELEPHONE 242-2308

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 — 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 J Hurni Date 6/5/96

Department Approval Ronnie Edwards Date 6/5/96

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

Utility Accounting Colleen Nohels 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)