

FEE \$ 1000
TCP \$ 0

BLDG PERMIT NO. 61272

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 480 28 1/4 RD SP-12 TAX SCHEDULE NO. 2943-182-09-002
SUBDIVISION JAMES' PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER JOAN 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
(2) APPLICANT ROBERT HUANI USE OF EXISTING BLDGS _____
(2) ADDRESS 1460 N AVE #H DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 243-2308 Set mobile Home SP-12

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 PMH Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW whichever is greater
Side PER from PL Rear _____ from PL Special Conditions _____
Maximum Height Regs HWD # TEX 331746
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 Huani Date 7-18-97
Department Approval Santa J. Castello Date 7-18-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 9917 1009-0005-01-7

Utility Accounting Cherise Date 7-18-97

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)