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BLDG PERMIT NO.	61272
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

T009-0005-01-7



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>480 28 1/4 RD SP-12</u> TAX SCHEDULE NO. <u>2943-182-09-002</u>	
SUBDIVISION <u>JAMES' PARK</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT <u>12</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>JOHN DAVIS</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1023 24 RD</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>250-0720</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>ROBERT HURNI</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1460 N AVE # H</u>	
(2) TELEPHONE <u>242-2308</u>	<u>Set mobile Home SP-12</u>

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 <u>PMH</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'tmt _____
Side _____ from PL Rear _____ from PL	Special Conditions <u>Tex 331246</u>
Maximum Height _____	<u>Per Park Regulations</u>
	CENSUS TRACT <u>7</u> TRAFFIC ZONE <u>39</u>

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 <u>Robert Hurni</u>	Date <u>6-24-97</u>
Department Approval <u>Gonnie Edwards</u>	Date <u>6-24-97</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. pd w/ 9917 226 97

Utility Accounting <u>Gonnie Edwards</u>	Date <u>6-24-97</u>
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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)