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| FEE \$ | 10 |
| TCP \$ | -  |

BLDG PERMIT NO. 61274

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

1009-0005-017 Grand Junction Community Development Department



**THIS SECTION TO BE COMPLETED BY APPLICANT**

|   |   |
|---|---|
| BLDG ADDRESS <u>480 28 1/2 RD SP-16</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>16</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>243-2308</u>           | <u>Set mobile Home SP-16</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'mt _____                         |
| Side _____ from PL Rear _____ from PL   | Special Conditions <u>TRA 02766P</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>Ronnie 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/ 9917226-97

|                                      |                     |
|--------------------------------------|---------------------|
| Utility Accounting <u>Asst. Dir.</u> | Date <u>6-24-97</u> |
|--------------------------------------|---------------------|

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)