

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 02079

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>480 28 1/4 RD SP 33</u>	TAX SCHEDULE NO. <u>2943-142-09-002</u>
SUBDIVISION <u>JAMES PARK</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2</u>
FILING _____ BLK _____ LOT _____	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>1022 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 #A</u>	
(2) TELEPHONE <u>243-2308</u>	<u>Set mobile Home SP 33</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 <u>Per Park</u> from PL Rear <u>Regs</u> from PL	Special Conditions _____
Maximum Height _____	<u>Hud # IDA 057942</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>9-11-97</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>9-11-97</u>

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

Utility Accounting Edwards Date 9-11-97

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)