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BLDG PERMIT NO.	59469
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SP-45

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



1009-000501-7 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	480 28 1/4 RD	TAX SCHEDULE NO.	2943-182-09-002
SUBDIVISION	DARWIN	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	14 x 26
FILING	BLK _____ LOT 2	SQ. FT. OF EXISTING BLDG(S)	N/A
(1) OWNER	JOHN DAVIS'	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS	1023 24 RD	NO. OF BLDGS ON PARCEL	BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE	250-0720	USE OF EXISTING BLDGS	_____
(2) APPLICANT	ROBERT HURNI	DESCRIPTION OF WORK AND INTENDED USE:	_____
(2) ADDRESS	1460 N AVENUE # H		
(2) TELEPHONE	243-2308		Set mobile Home SP-45

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	Special Conditions	HLD# TEX 045748
Side	_____ from PL		
Rear	_____ from PL		
Maximum Height	_____	CENSUS TRACT	2
		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 Hurni	Date	3-12-97
Department Approval	Santa J. Castella	Date	3-12-97

Additional water and/or sewer tap fee(s) are required:	YES _____ NO <input checked="" type="checkbox"/>	W/O No.	Existing Park
Utility Accounting	CM Cole	Date	3/12/97

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)