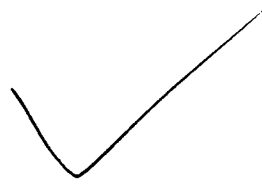


FEE \$ <u>10<sup>00</sup></u>
TCP \$

BLDG PERMIT NO. 59260

**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 #52 TAX SCHEDULE NO. 2943-182-09-002

SUBDIVISION DARWIN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 X 70

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER JOHN DAVIS NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS 1023 24 RD NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) TELEPHONE 250-0720 USE OF EXISTING BLDGS NA

(2) APPLICANT ROBERT HURNI DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1460 N AVE #H Set mobile Home SP-52

(2) TELEPHONE 243-2308

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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req't \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions per park regs

Maximum Height \_\_\_\_\_ 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 J Hurni Date 2-13-97

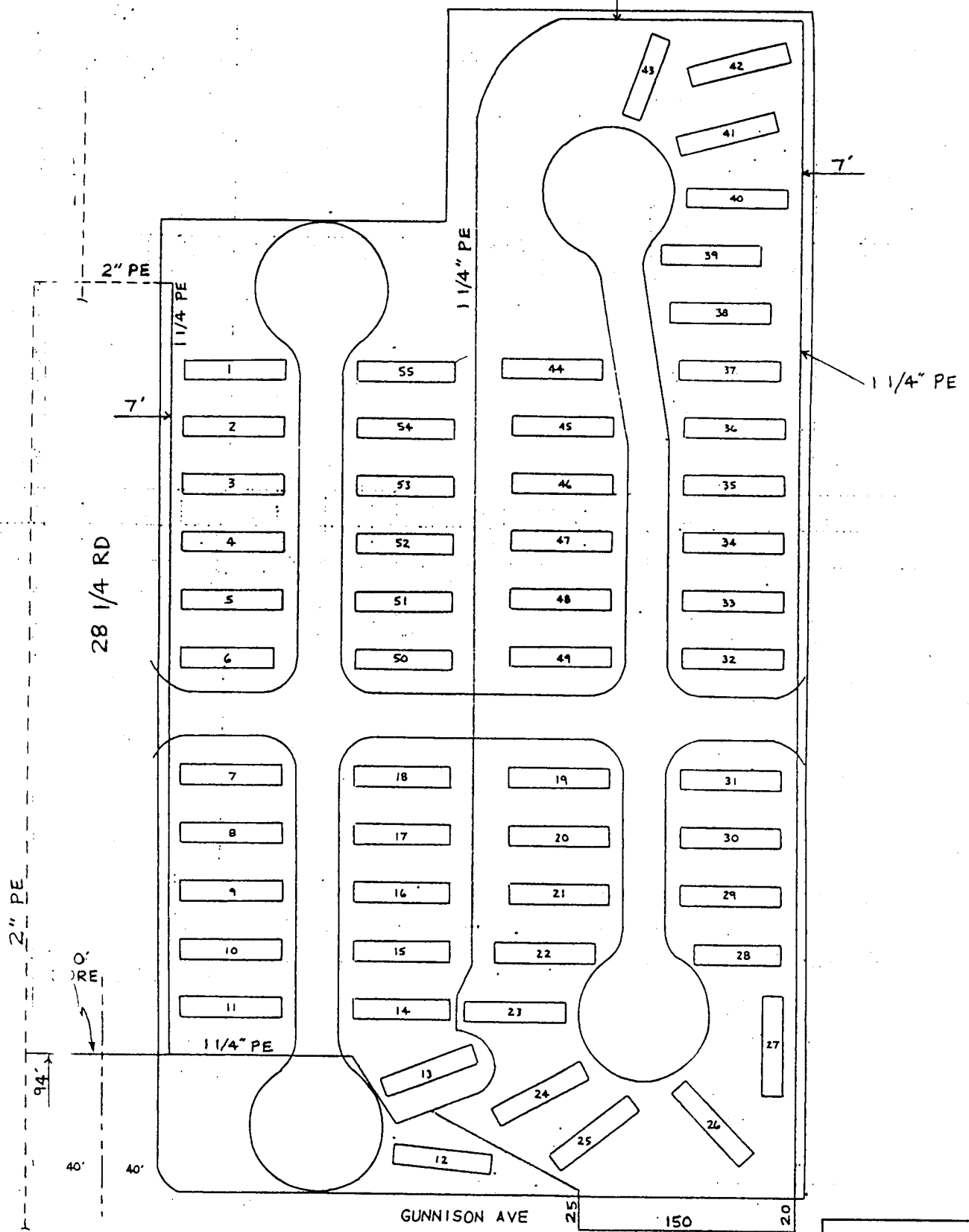
Department Approval Ronnie Edwards Date 2-25-97

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

Utility Accounting [Signature] Date 2/25/97

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)



SHOW CONDITIONS OF _____ END		<input type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR
OLD MAIN AT _____ INS		<input type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR
TEST PRESSURE	TEST MADE WITH	DURATION OF TEST	FOREMAN	DATE

Present Gas

Proposed Gas

Abandon Gas

Water Phone

Sewer Phone

Other Phone

2943-182-09-002

FEE \$ <u>10<sup>00</sup></u>
TCP \$

BLDG PERMIT NO. <u>59259</u>
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**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 #53</u>	TAX SCHEDULE NO. <u>2943-182-09-002</u>
SUBDIVISION <u>DARWIN</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>14 x 60</u>
FILING _____ BLK _____ LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>JOHN DAVIS</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS <u>1023 24 RD</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>250-0720</u>	USE OF EXISTING BLDGS <u>N/A</u>
(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 53</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>per park regs</u>
Maximum Height _____	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).

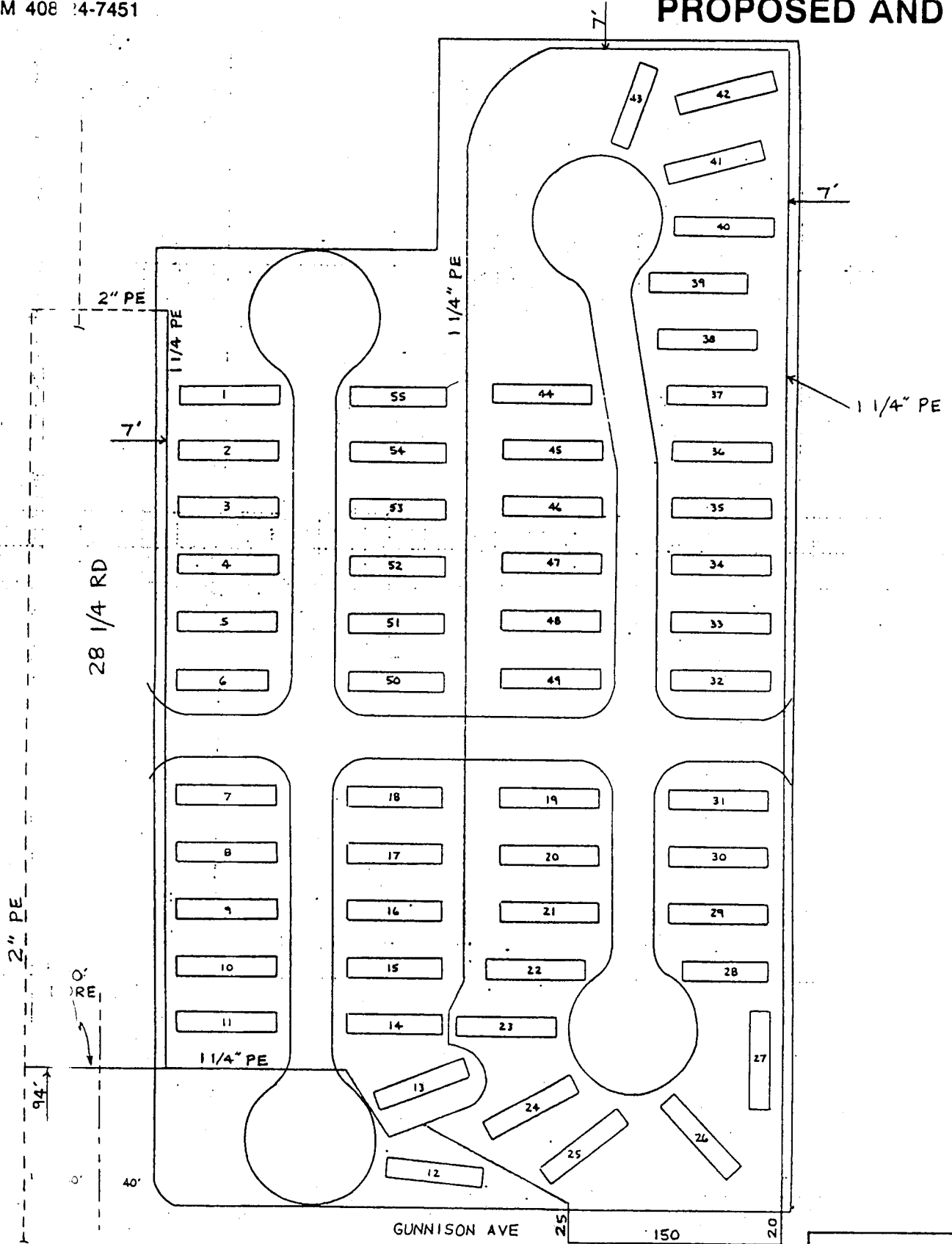
Applicant Signature <u>Robert I Hurni</u>	Date <u>2-13-97</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>2-25-97</u>

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

Utility Accounting <u>[Signature]</u>	Date <u>2/25/97</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)



SHOW CONDITIONS OF	END	<input type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR
OLD MAIN AT THE	END	<input type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR
TEST PRESSURE	TEST MADE WITH	DURATION OF TEST	FOREMAN	DATE

- Present Gas
- Proposed Gas
- Abandon Gas
- Water Phone
- Sewer Phone
- Other Phone

2943-182-09-002