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 TCP \$ —

BLDG PERMIT NO. 102980



**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 SP-31 TAX SCHEDULE NO. 2943-182-09-002  
 SUBDIVISION JAMES PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x70  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER JOHN DAVIS NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1023 24 RD NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT ROBERT HURNI USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 1460 N. AVE # H DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-2208 Set mobile Home SP-31

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'mt \_\_\_\_\_  
 Side Per from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_  
 Maximum Height Regs HUD # NEB 011180  
 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 11/17/97

Department Approval Santa J Postello Date 11-19-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9917 (22697)

Utility Accounting ASundrick Date 11-19-97

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)