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BLDG PERMIT NO. 63183

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

BLDG ADDRESS 480 28 1/4 RD SP-28 TAX SCHEDULE NO. 2942-182-09-002

SUBDIVISION JAMES' PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 X 56

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 1022 24 RD NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-0720 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Robert Hurni DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1460 M AVE #H Set mobile Home SP-45

(2) TELEPHONE 243-2308

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Per park req

Maximum Height \_\_\_\_\_ HUD # ~~71-097748~~ GEO 227563

CENSUS 7 TRAFFIC 39 ANN# \_\_\_\_\_

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 12/4/97

Department Approval Kathy Valdez Date 12-4-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9917 (2-26-97)

Utility Accounting Andrew Date 12-5-97

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)