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BLDG PERMIT NO. 103188

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



BLDG ADDRESS 480 28 1/4 RD SP-41 TAX SCHEDULE NO. 2943-182-09-002
 SUBDIVISION JAMES' PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x66
 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
 (1) TELEPHONE 250-0720 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

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 # NEB 013256
 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 (226-97)
 Utility Accounting Abundant 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)