

FEE \$	10.00
TCP \$	—
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BLDG PERMIT NO. 67664

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

BLDG ADDRESS 480 28 1/4 RD # 13 TAX SCHEDULE NO. 2943-182-09-002  
 SUBDIVISION JAMES' PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 x 70  
 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 HUANI USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 1460 N AVE # H DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-2308 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 \_\_\_\_\_ Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions Per park req  
HUD # IDA 051759  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Huani Date 11-12-98

Department Approval K. Valdez Date 11-12-98

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

Utility Accounting K. Duncan Date 11/12/98

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)