

FEE \$	10.-
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BLDG PERMIT NO. 67463

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 480 28 1/4 RD # 22 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 JOAN 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

(1) TELEPHONE 258-0720 USE OF EXISTING BLDGS \_\_\_\_\_

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

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

(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)  
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 # UTA 004475

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 Burni 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)