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BLDG PERMIT NO. 64409

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 480 28 1/4 RD SP 46 TAX SCHEDULE NO. 2943-182-09-002
 SUBDIVISION JAMES PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14076
 FILING _____ BLK _____ LOT #46 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 250-0220 USE OF EXISTING BLDGS _____
 (2) APPLICANT ROBERT HURNI DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 1410 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 PARK from property line (PL) Parking Req'mt _____
 or _____ from center of PARK, whichever is greater
 Side PER from PL Rear REGS from PL Special Conditions _____
 Maximum Height _____ HUD # TRA 012953
 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 J Hurni Date 3/18/98
 Department Approval Ante J Castella Date 3-18-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 71284213 #9917
 Utility Accounting Richardson Date 3-19-98

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)