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TCP \$	—
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BLDG PERMIT NO. 66994

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

258-3902

BLDG ADDRESS 2837 N AVE SP-J71 TAX SCHEDULE NO. ~~2972~~-2943-182-00-081

SUBDIVISION A & W SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720

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 243-2308 Set mobile Home - ON EXISTING SEWER CONNECTION

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 C-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt _____

Side _____ from PL Rear _____ from PL
 Special Conditions Per Park

Maximum Height _____
Regs

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 9/21/98

Department Approval [Signature] Date 9-21-98

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

Utility Accounting [Signature] Date 9/21/98

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)