

FEE \$	<u>10<sup>00</sup></u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 57333

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2823 NIAGRA CIRCLE SOUTH TAX SCHEDULE NO. 2943 182 17 009

SUBDIVISION NIAGRA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1073

FILING 1 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER GOLDEN VILLA HOMES NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2475 HWY 6 & 50 G.J. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 245-9039

(2) APPLICANT GOLDEN VILLA HOMES USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2475 HWY 6 & 50 G.J. DESCRIPTION OF WORK AND INTENDED USE: H.U.D.

(2) TELEPHONE (970) 245-9039 CODE MANUFACTURED HOME SFR

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 5.8 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 Setbacks per building line; ACCO approval req'd

Maximum Height \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 Sharon Reese Date 8/20/96

Department Approval Santa Costello Date 8/21/96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 7446

Utility Accounting Checkbook Date 8-21-96

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)

A.

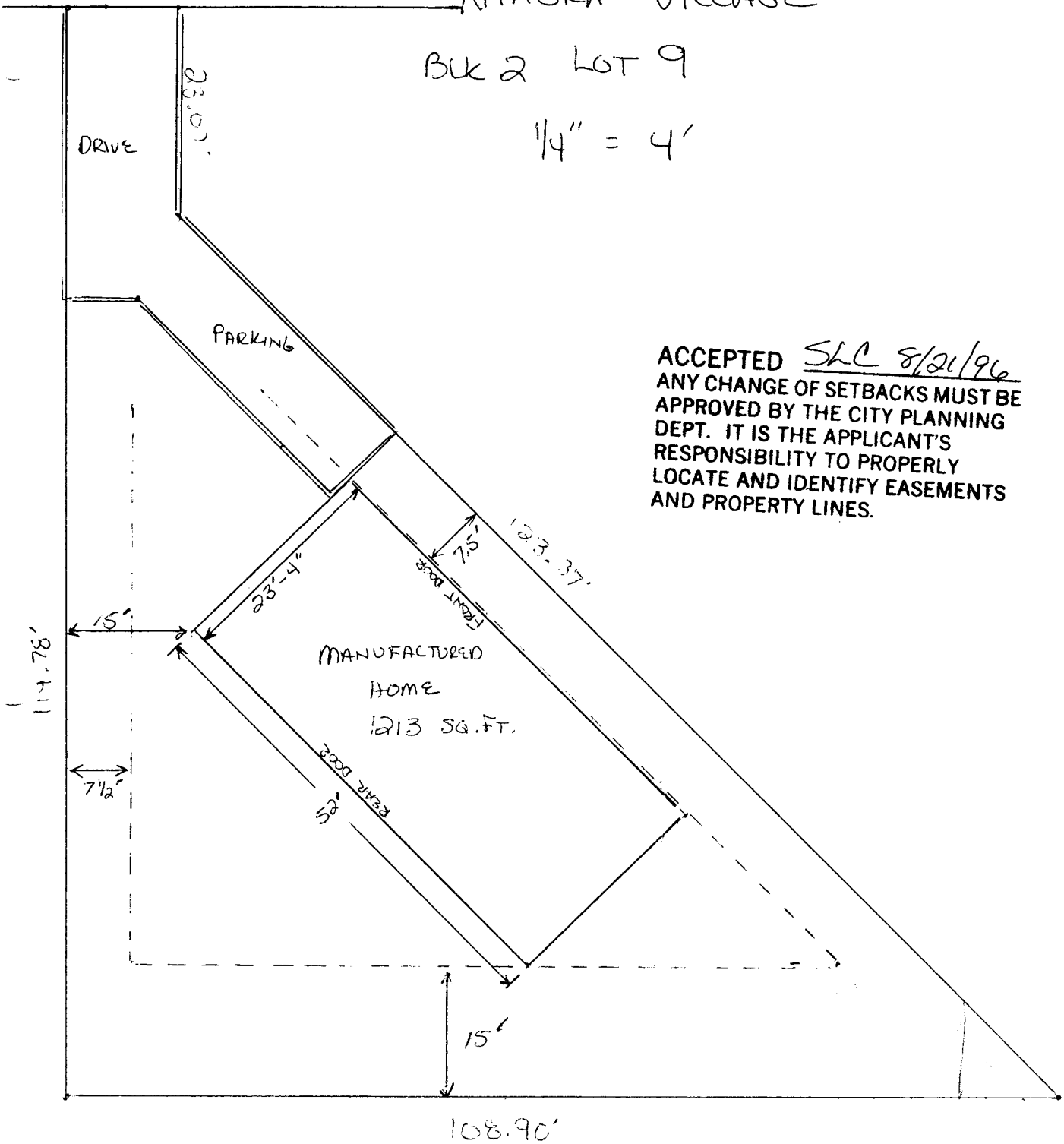
12'

# NIAGRA VILLAGE

## BLK 2 LOT 9

1/4" = 4'

ACCEPTED SLC 8/21/96  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVEWAY  
LOCATION OK  
J. Cole  
8-20-96