

FEE \$	1000
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61528

1009-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 476 Niagara Cr. ^E St. TAX SCHEDULE NO. 2443-182-17-005
 SUBDIVISION Niagara SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,011
 FILING 1 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0-N/A
 (1) OWNER William & Grace Thompson NO. OF DWELLING UNITS
Snowflake, Az. 85937 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 4452 Pinto Rd.
 (1) TELEPHONE (520) 536-3325 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Golden Villa Homes USE OF EXISTING BLDGS N/A
Grand Jct, Co. 81505
 (2) ADDRESS 2475 Hwy 6450 DESCRIPTION OF WORK AND INTENDED USE: Placement
 (2) TELEPHONE (970) 245-9039 of New Mobile on foundation - Residential

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 RS-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side 7.5 from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 7 TRAFFIC 39 ANNEX# _____

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 [Signature] Date 7-29-97
 Department Approval [Signature] Date 7-29-97

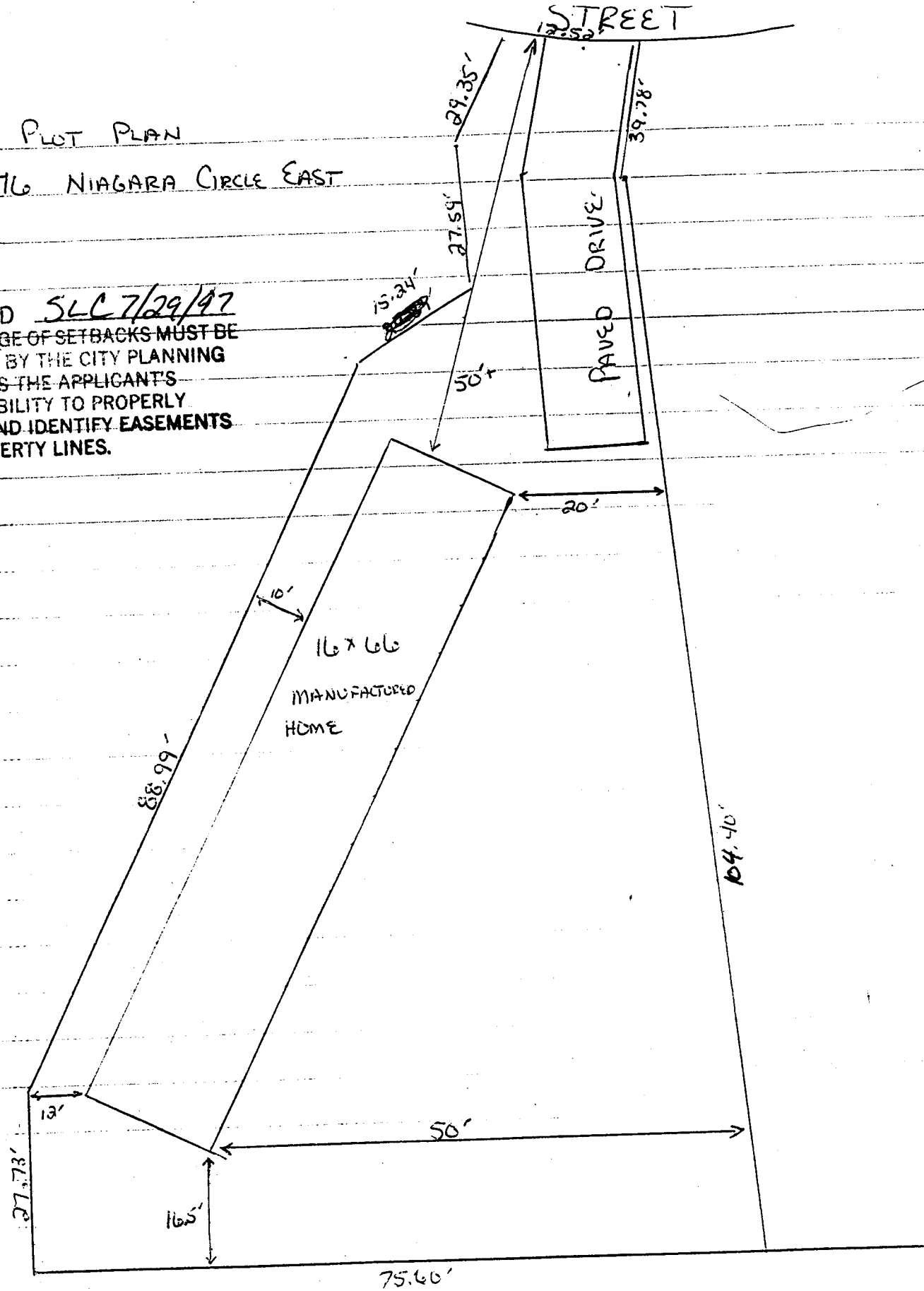
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10454
 Utility Accounting [Signature] Date 8/8/97

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)

Plot Plan
476 NIAGARA CIRCLE EAST

ACCEPTED SLC 7/29/97
 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.



DRAWN BY
 LOCATION OF
 J. Wick
 7-30-97

Customer Signatures X
 X