

FEE \$	10 ⁰⁰
TCP \$	
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 63124

JC

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 475 W. NIAGRA TAX SCHEDULE NO. 2943-182-19-024

SUBDIVISION NIAGRA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1386

FILING _____ BLK 1 LOT 23 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER OSCAR + Connie VANNU NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1304 N 16th ST.

(1) TELEPHONE 241-6231 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Oscar + Connie VANNU USE OF EXISTING BLDGS RESIDENTIAL

(2) ADDRESS 1304 N 16th ST. DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 241-6231 26.8' x 52' modular on foundation

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 PR 5.8 Maximum coverage of lot by structures _____

SETBACKS: Front 15 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 7.5 from PL Rear 10 from PL Special Conditions _____
or easement

Maximum Height _____

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 Oscar Van Nuys Date 12-3-97

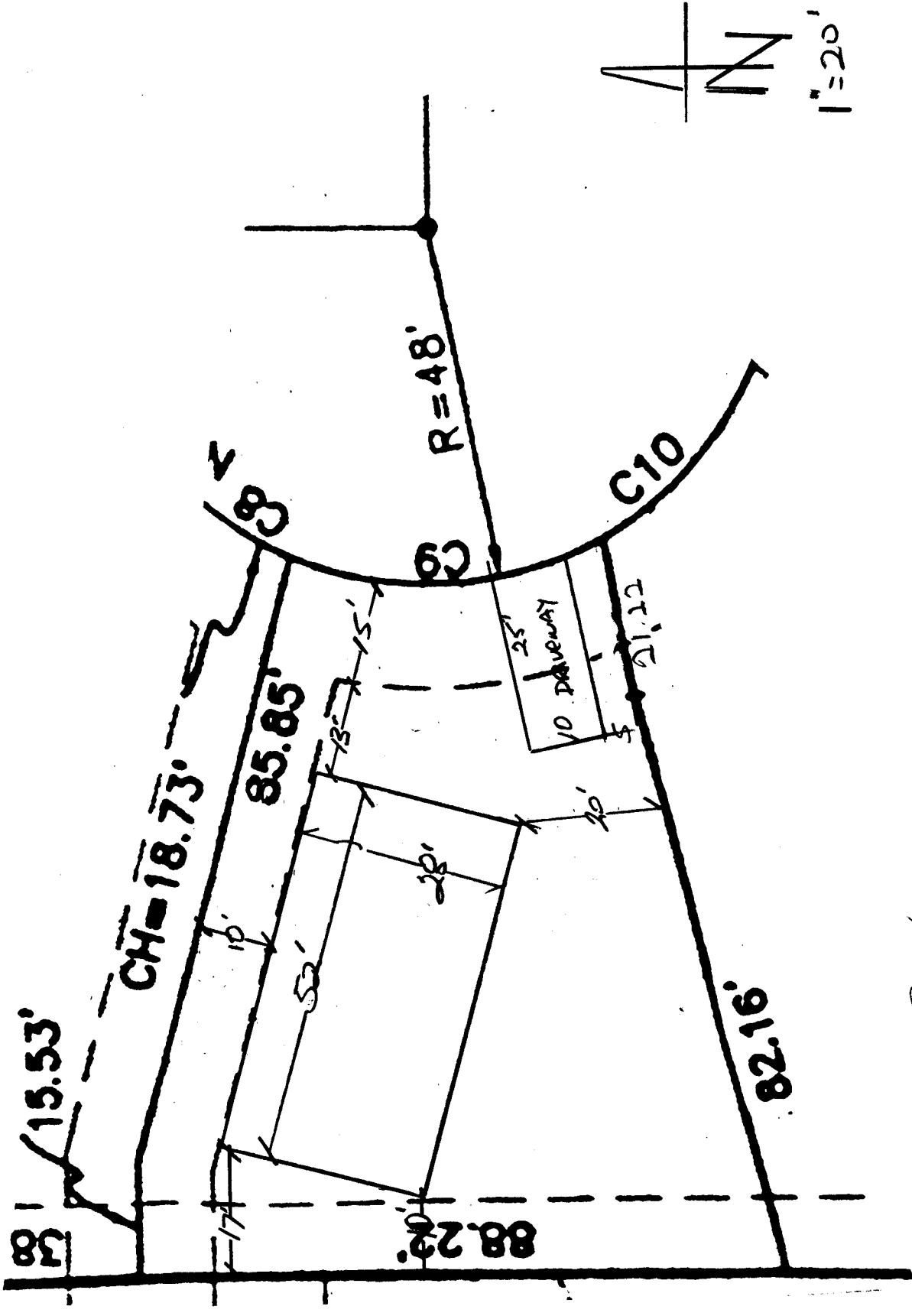
Department Approval Antonia Costello Date 12-4-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10744

Utility Accounting Adams Date 12-4-97

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)



ACCEPTED SLIC 12.4.97
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY LOCATION

OK.

W. Ashbed 12/4/97

PLOT PLAN

FOR OSCAR + Connie JANN 241-6231

475 W. NIAGARA

TAX # 2943-182-19-024

MOBILE HOME HUD # NEB091962
 NEB091963