

750 SP.F 1000. WATER
1500.00 VALUE 800.

FEE \$	10.00
TCP \$	—
SIF \$	298.00.0



BLDG PERMIT NO. 67392

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 472 N. NIAGARA CIRCLE SOUTH East TAX SCHEDULE NO. 2943-182-17-007
7008-293-98-298

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1066

FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER JOHN & LILLIE SALAZAR NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 472 NIAGARA CIRCLE SOUTH

(1) TELEPHONE 970/858-3337 NO. OF BLDGS ON PARCEL
BEFORE: — AFTER: — THIS CONSTRUCTION

(2) APPLICANT Golden Villa Homes USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 2475 Hwy 6350 G J DESCRIPTION OF WORK AND INTENDED USE: PLACE

(2) TELEPHONE 970/245-9039 NEW MANUFACTURED HOME

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 —

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 Dave Lopez FOR SALAZAR Date 10/20/98

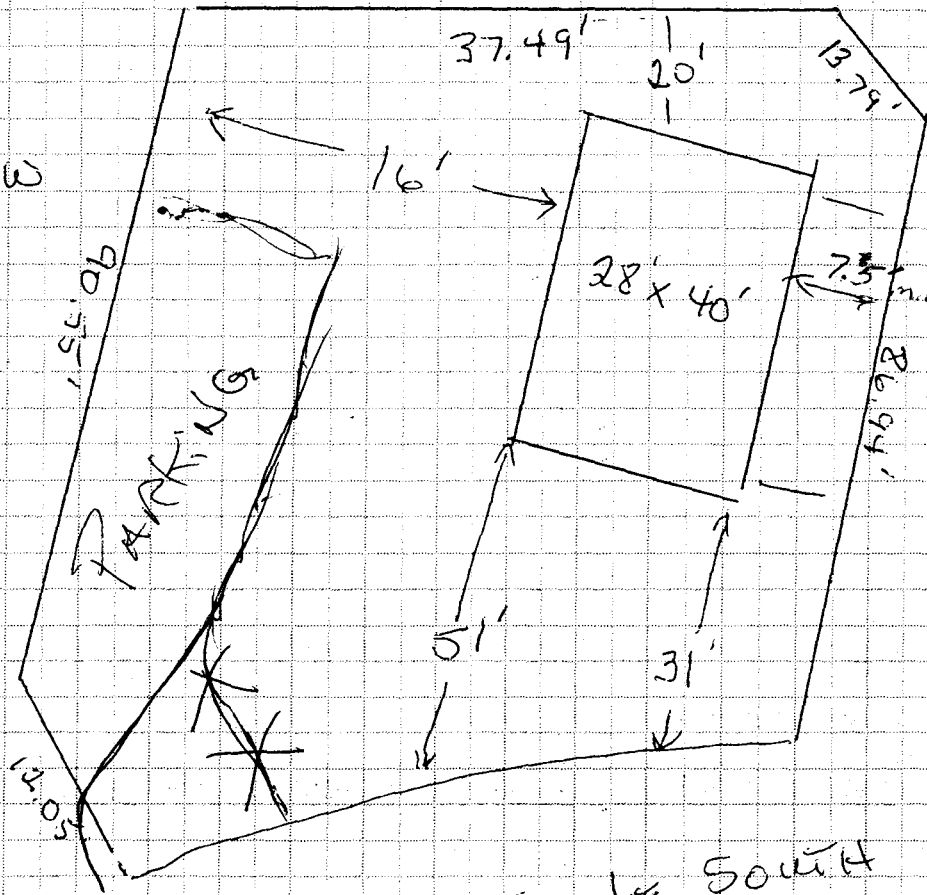
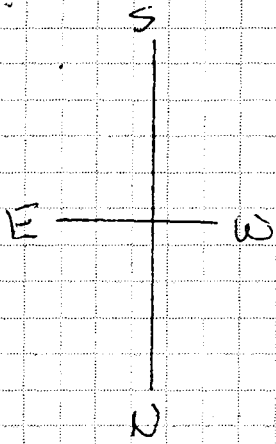
Department Approval Antonia Costello Date 11-4-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11724 TR-87353

Utility Accounting Chickadee Date 11-4-98

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)



NIAGARA
VILLAGE

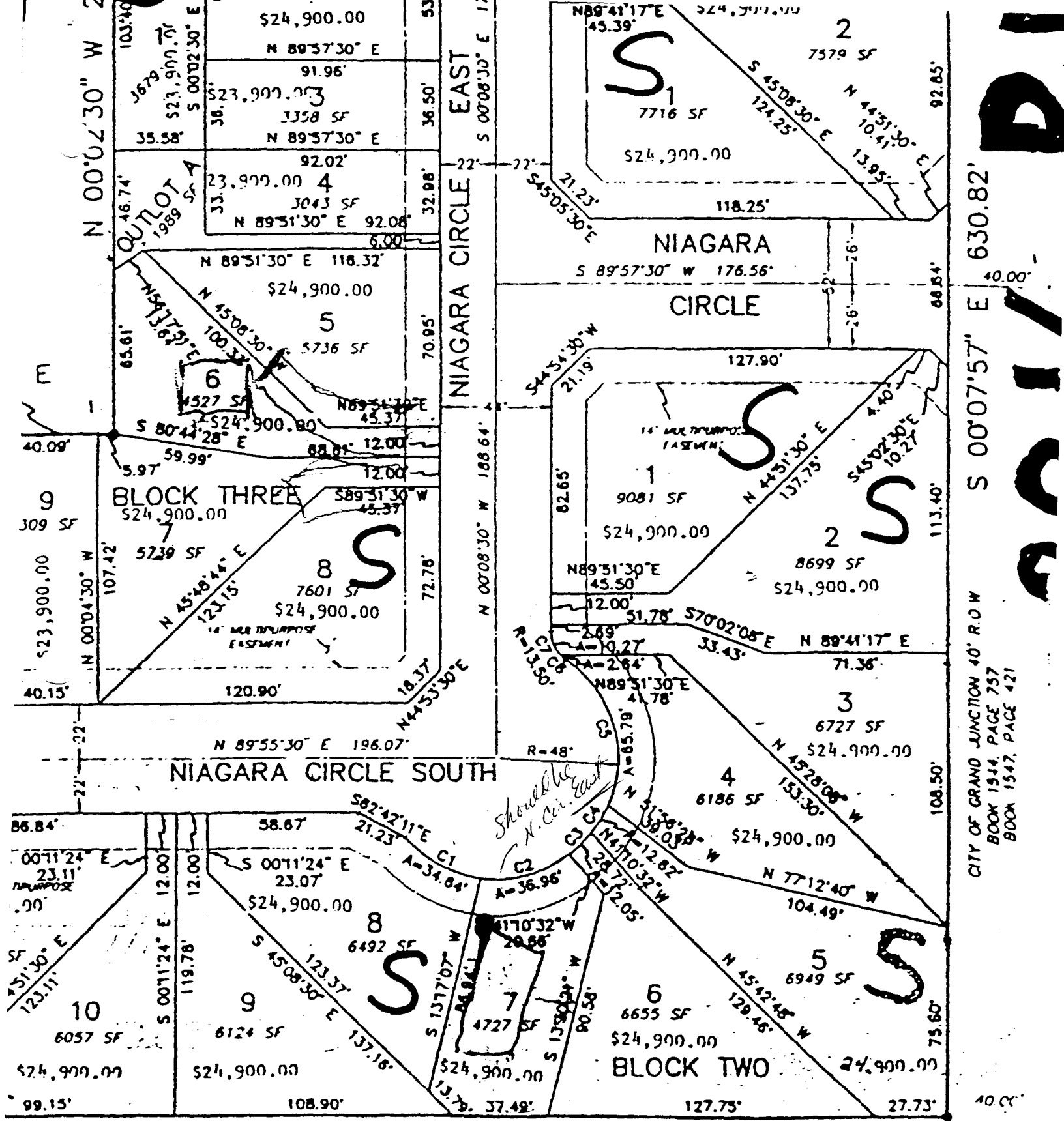
NIAGARA Circle South

NOT TO SCALE

*This drive must enter the street
on the adjacent lot per the original
driveway plan.*

*Drive okay as redlined
Tich Dorris
11-3-98*

ACCEPTED 5/11/98
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.



CITY OF GRAND JUNCTION 40' R.O.W
 BOOK 1544, PAGE 757
 BOOK 1547, PAGE 421

GRAND JUNCTION 33' ROW S 89°59'31" E 401.03'
 OK 1544, PAGE 757
 OK 1547, PAGE 421

31.00'