

FEE \$ 1000
TCP \$ 0

BLDG PERMIT NO. 59099

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 478 NIAGRA CIRCLE EAST TAX SCHEDULE NO. 2943-182-17-004
SUBDIVISION NIAGRA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1312
FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER GOLDEN VILLA HOMES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2475 HWY 650 G.J. NO. OF BLDGS ON PARCEL
(1) TELEPHONE 245-9039 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS _____
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ RESIDENCE

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 15' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 7.5 from PL Rear 7.5 from PL
Maximum Height _____
CENSUS TRACT 7 TRAFFIC ZONE 39

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 Shan Rure Date 2/3/97

Department Approval Antonia Costello Date 2/11/97

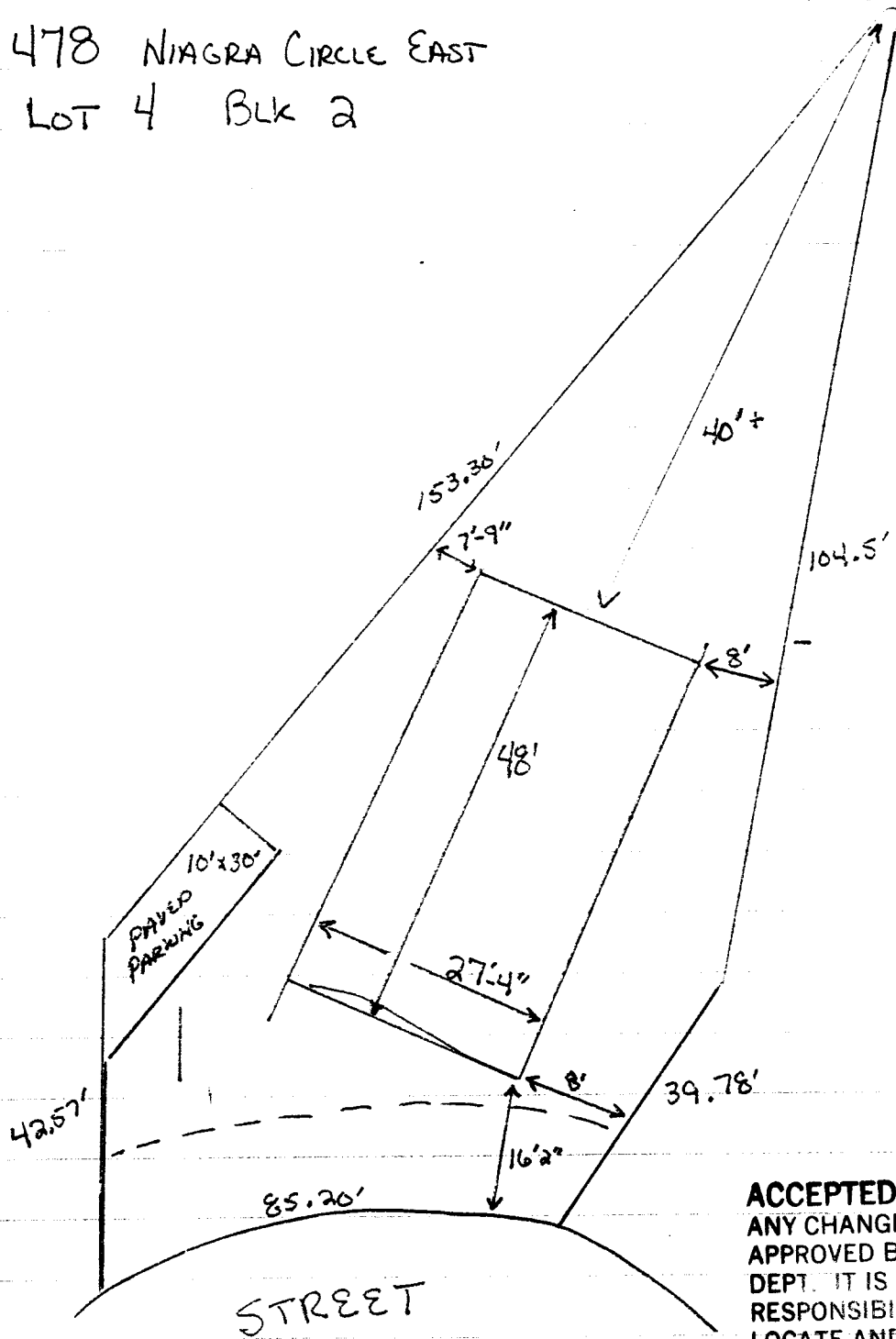
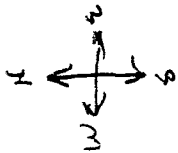
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. W-9864
S-9865

Utility Accounting Lucy Shaper Date 2/11/97

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)

478 NIAGRA CIRCLE EAST
LOT 4 BLK 2



ACCEPTED SEC 2/11/97
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.

DRIVEWAY
LOCATION OK
J. J. [Signature]
2-4-97