

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

BLDG PERMIT NO. 59092

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 481 NIAGRA CIRCLE EAST TAX SCHEDULE NO. 2943-182-18-006  
 SUBDIVISION NIAGRA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960  
 FILING 1 BLK 3 LOT 6 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 65 SO GJ  
 NO. OF BLDGS ON PARCEL  
 BEFORE: N/A AFTER: N/A THIS CONSTRUCTION  
 (1) TELEPHONE 245-9039 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS \_\_\_\_\_  
 (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  
 Side 7.5 from PL Rear 0' from PL Special Conditions \_\_\_\_\_  
 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).

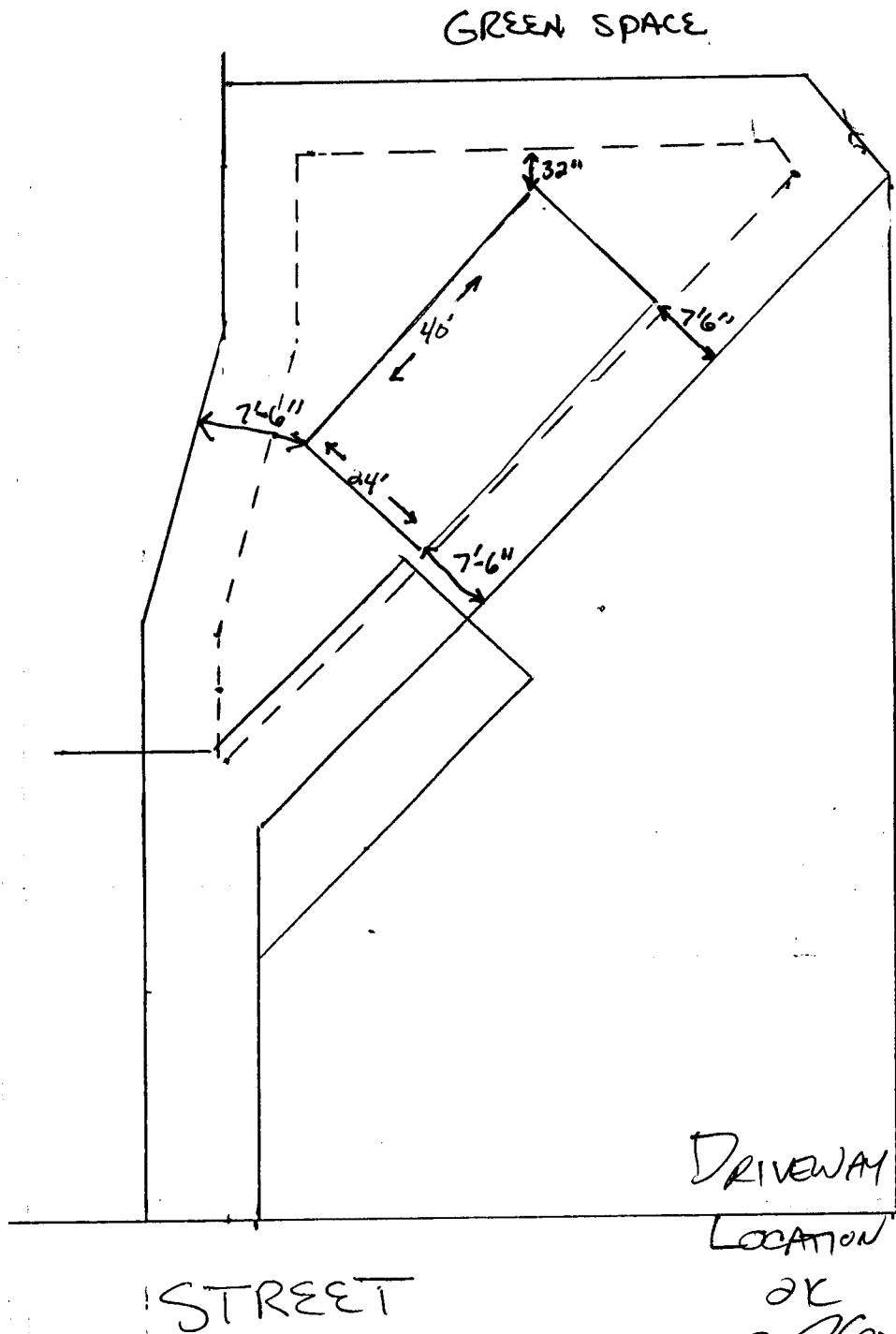
Applicant Signature Shan Runyan Date 2/3/97  
 Department Approval Santa J. Costello Date 2/11/97  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 5-9869  
 Utility Accounting Tracy Shaffer Date 2/11/97

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)

ACCEPTED SLC 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.

481 NIAGRA CIRCLE EAST  
LOT 6 BLK 3



OK  
J. Walsh  
2-4-97