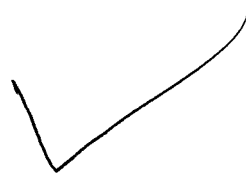


|        |      |
|--------|------|
| FEE \$ | 1000 |
| TCP \$ | 0    |

BLDG PERMIT NO. 59096

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 485 NIAGRA CIRCLE EAST TAX SCHEDULE NO. 2943-182-18-004

SUBDIVISION NIAGRA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~222~~ 896

FILING 1 BLK 3 LOT 4 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 6350 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: RESIDENCE

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

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 PR5.8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
7.5' N side Special Conditions \_\_\_\_\_  
 Side 0'-5' side from PL Rear 0' 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 Ruse Date 2/3/97

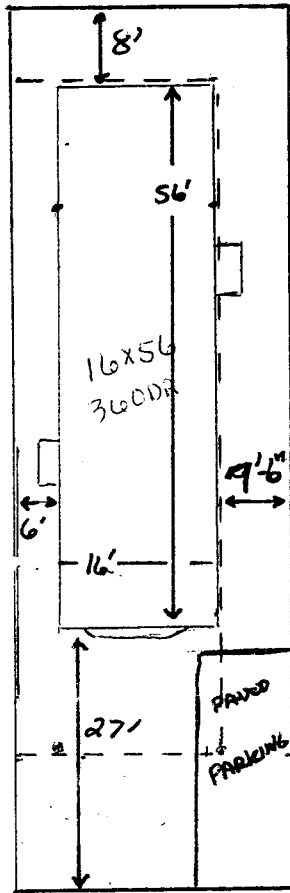
Department Approval Santa Hostello Date 2/11/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. w-9870  
s-9871

Utility Accounting Tracy Shupe 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)



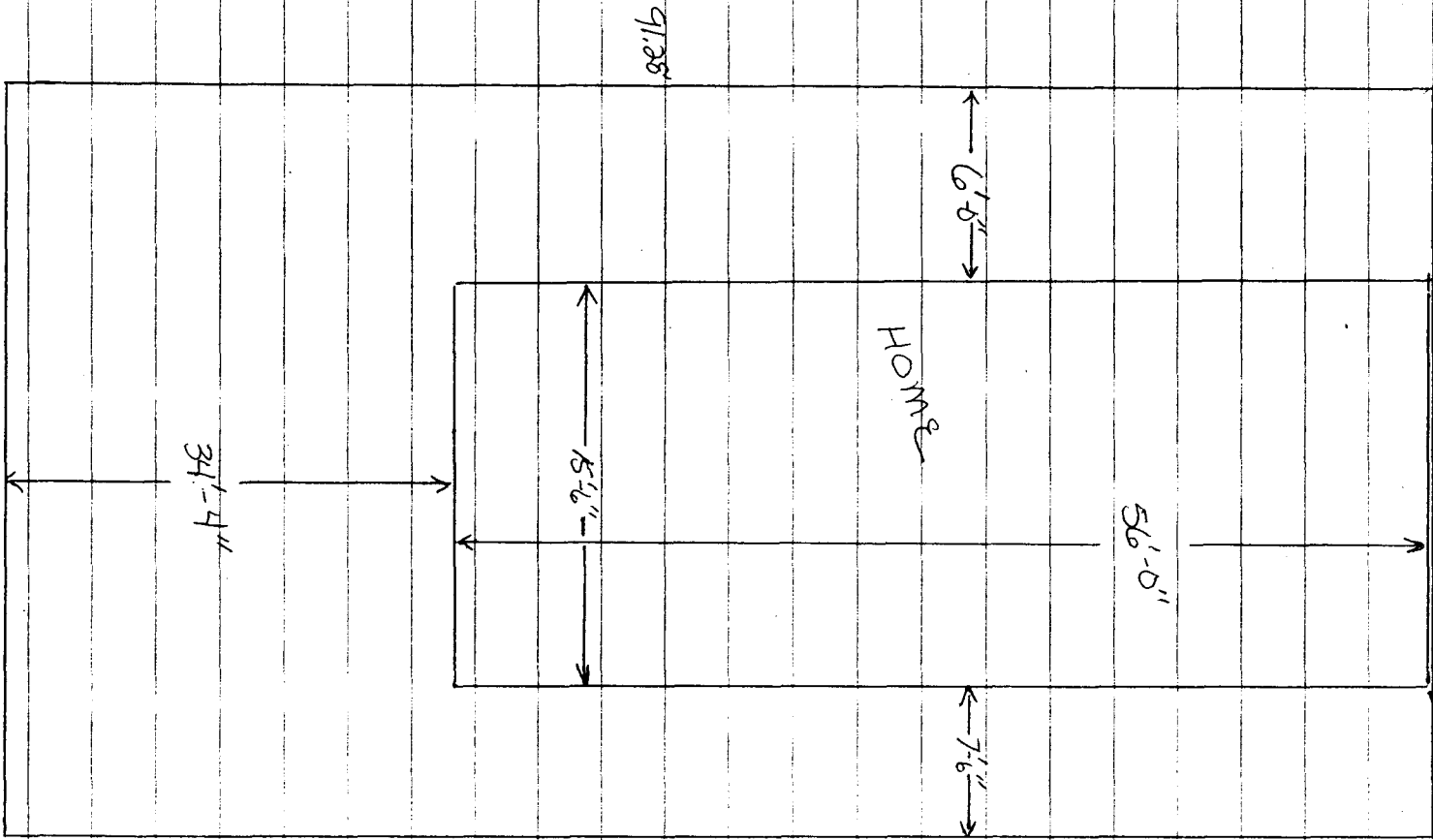
PLOT PLAN  
 485 NIAGRA CIRCLE EAST

ACCEPTED SLL 2/11/97 LOT 4 BLK 3  
 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

LOT 4 Block 3  
NIAGARA VILLAGE ERIEING #1

COMMON AREA



Amended  
ACCEPTED SL# 2/18/97  
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.

NIAGARA CIRCLE EAST