

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

BLDG PERMIT NO. 59097

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2819 NIAGRA CIRCLE SOUTH TAX SCHEDULE NO. 2943-182-17-011  
SUBDIVISION NIAGRA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1066  
FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER GOLDEN VILLA HOMES NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2475 HWY 6350 G.J. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 245-9039 USE OF EXISTING BLDGS RESIDENCE  
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE:  
(2) ADDRESS \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ H.U.D. CODE MANUFACTURED HOMES

**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 \_\_\_\_\_ 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 Sharon Ruse Date 2/3/97

Department Approval Santa Costello Date 2/11/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W-#9872  
S-9823

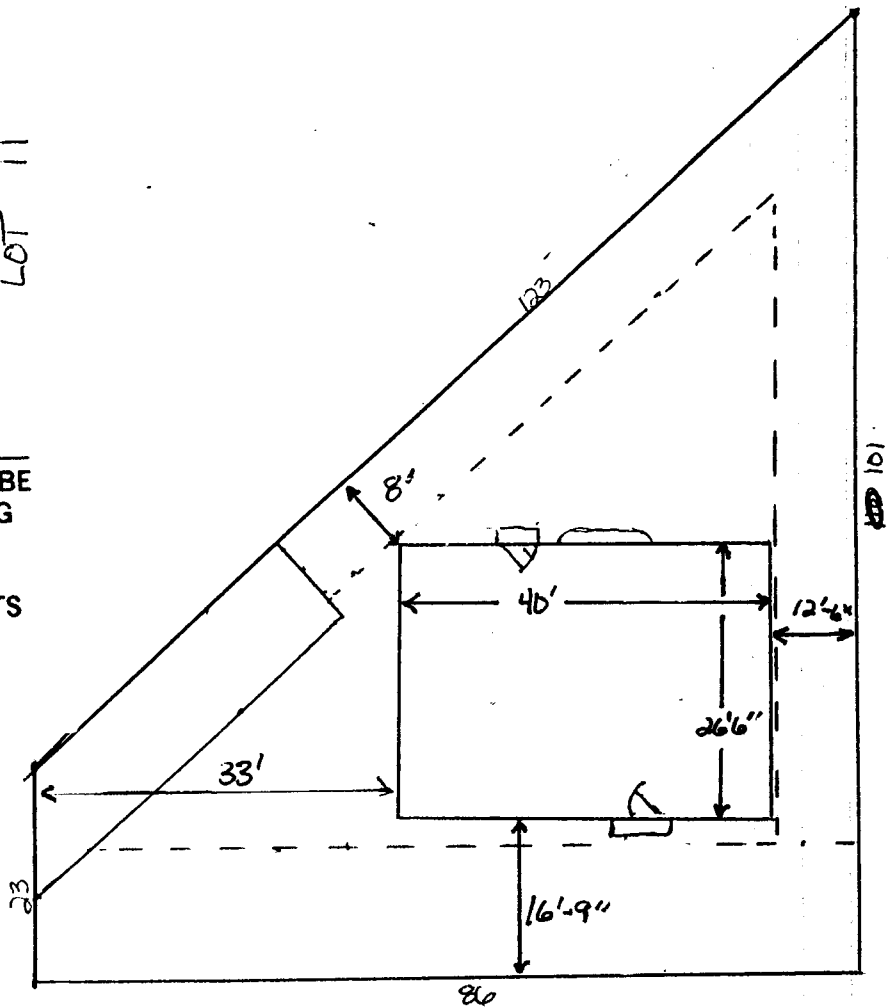
Utility Accounting Jacyn Shaper Date 2/11/97

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)

Block 2  
LOT 11

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.



2819 NIAGRA CIRCLE SOUTH

DRIVEWAY  
LOCATION OK  
J. K. Kuhn  
2-4-97