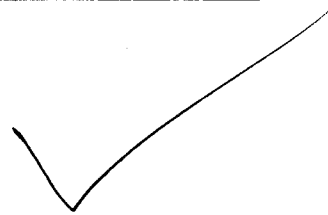


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 59091

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2820 NIAGRA CIRCLE SOUTH TAX SCHEDULE NO. 2943-182-18-009

SUBDIVISION NIAGRA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1178

FILING 1 BLK 3 LOT 9 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 6 E SD G.S.

(1) TELEPHONE 245-9039 NO. OF BLDGS ON PARCEL
 BEFORE: N/A AFTER: N/A THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS N/A

(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

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 [Signature] Date 2/3/97

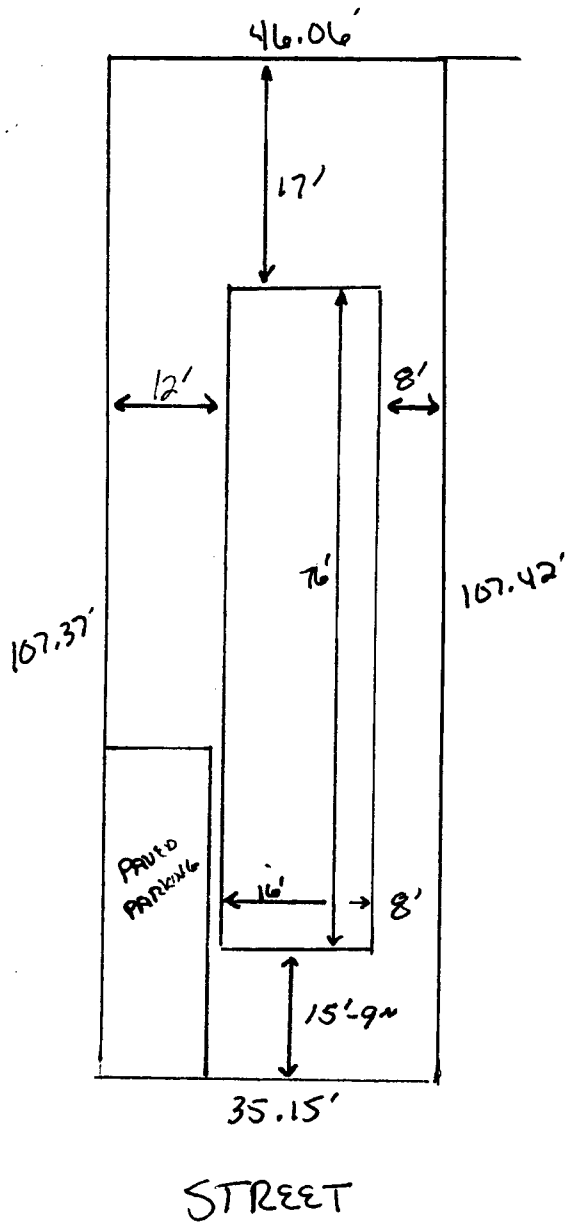
Department Approval [Signature] Date 2/11/97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. W-#9874
S-#9875

Utility Accounting [Signature] 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.

DRIVEWAY
 LOCATION OK
 J. J. Clark
 2-4-97

2820 NIAGRA CIRCLE SOUTH
 LOT 9 BLK 3