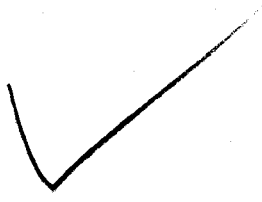


FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 61388

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



BLDG ADDRESS 2800 Niagra Cir. N TAX SCHEDULE NO. 294318219011
 SUBDIVISION Niagra Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x80
 FILING 2 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Harrison & Christina Ziegler NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 525 Rado Dr.
 (1) TELEPHONE 256-9561 NO. OF BLDGS ON PARCEL
 BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT - SAME - USE OF EXISTING BLDGS N/A
 (2) ADDRESS - SAME - DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE - SAME - Place new modular home

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 2
 or _____ from center of ROW, whichever is greater
 Side 7.5' from PL Rear 7.5' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 7 TRAFFIC 39 ANN# _____

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 Chris Ziegler Date 7/31/97
 Department Approval Antonia Stello Date 7/31/97

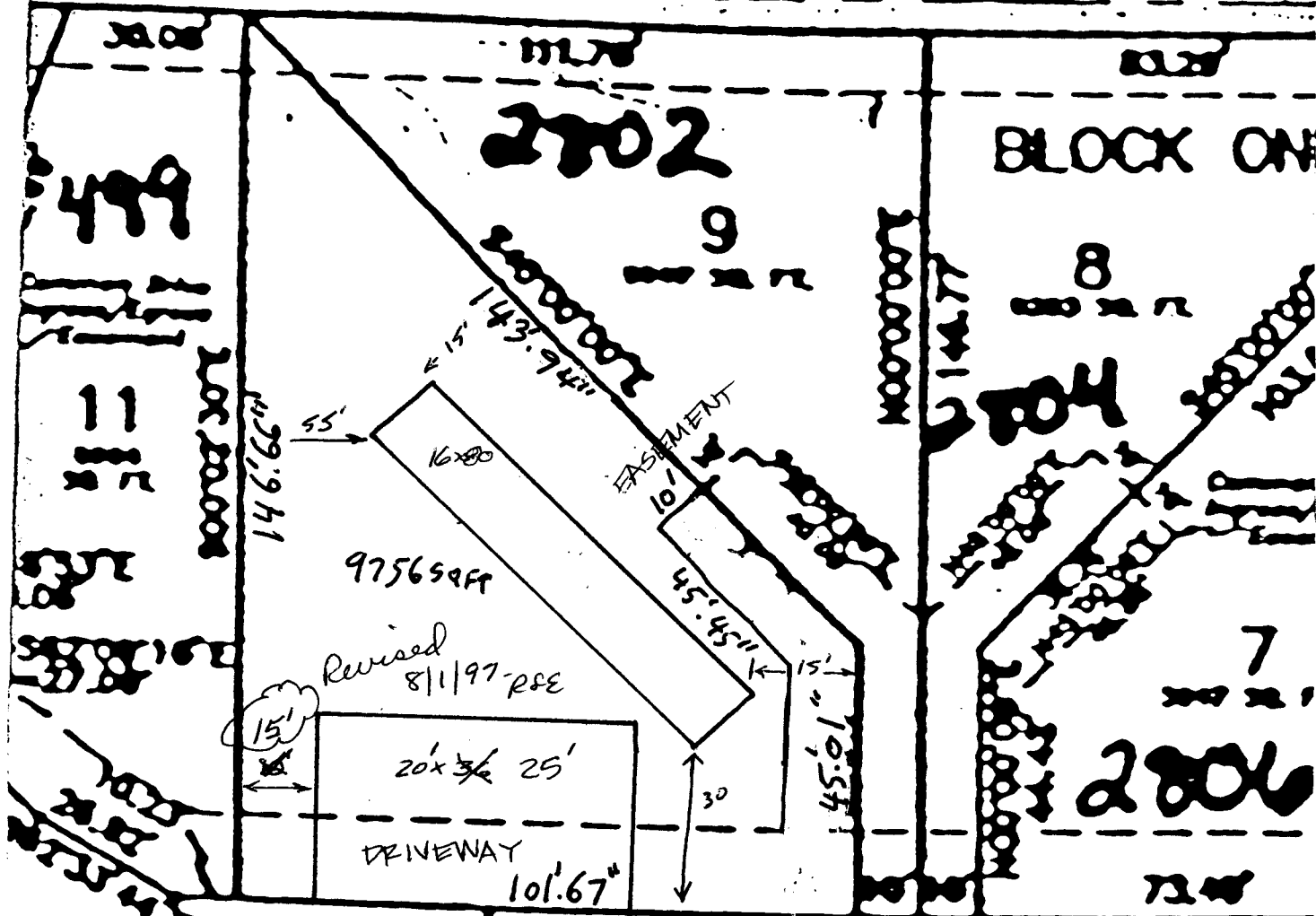
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10422
 Utility Accounting Dottie Nelson Date 7-31-97

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)

NO. TWO

S 89°59'51" E 662.44'



ACCEPTED SLC 7/31/97
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.

NIAG

DRIVEWAY LOCATION O.K.
Ku Ashbeeds
7/31/97

