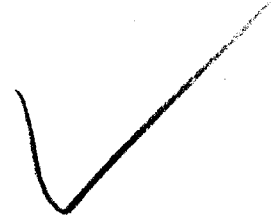


FEE \$ paid w/ original permit
 TCP \$ 0
 SIF \$ paid w/ original permit



BLDG PERMIT NO. 61340

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



BLDG ADDRESS 2814 Niagara Circle S. TAX SCHEDULE NO. 2943-182-19-001
 SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION Approx. 1200
 FILING II BLK 2 LOT 19 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER A & G Partnership NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 710 S. 15th Street NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-242-8134 USE OF EXISTING BLDGS NA
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Place new
 (2) ADDRESS Same single family home.
 (2) TELEPHONE Same

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 _____
 or _____ from center of ROW, whichever is greater
 Side 7.5' from PL Rear 0' from PL Special Conditions Re-issue - Planning Clearance
 Next to O. S. issued on 12/23/96 - expired
 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 Cheryl A. Stocker Date 07/28/97

Department Approval Kathleen M. Porter Date 7/28/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 1009-0800-01-1

Utility Accounting Richard [Signature] Date 7-28-97

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)

IRICLE SOUTH

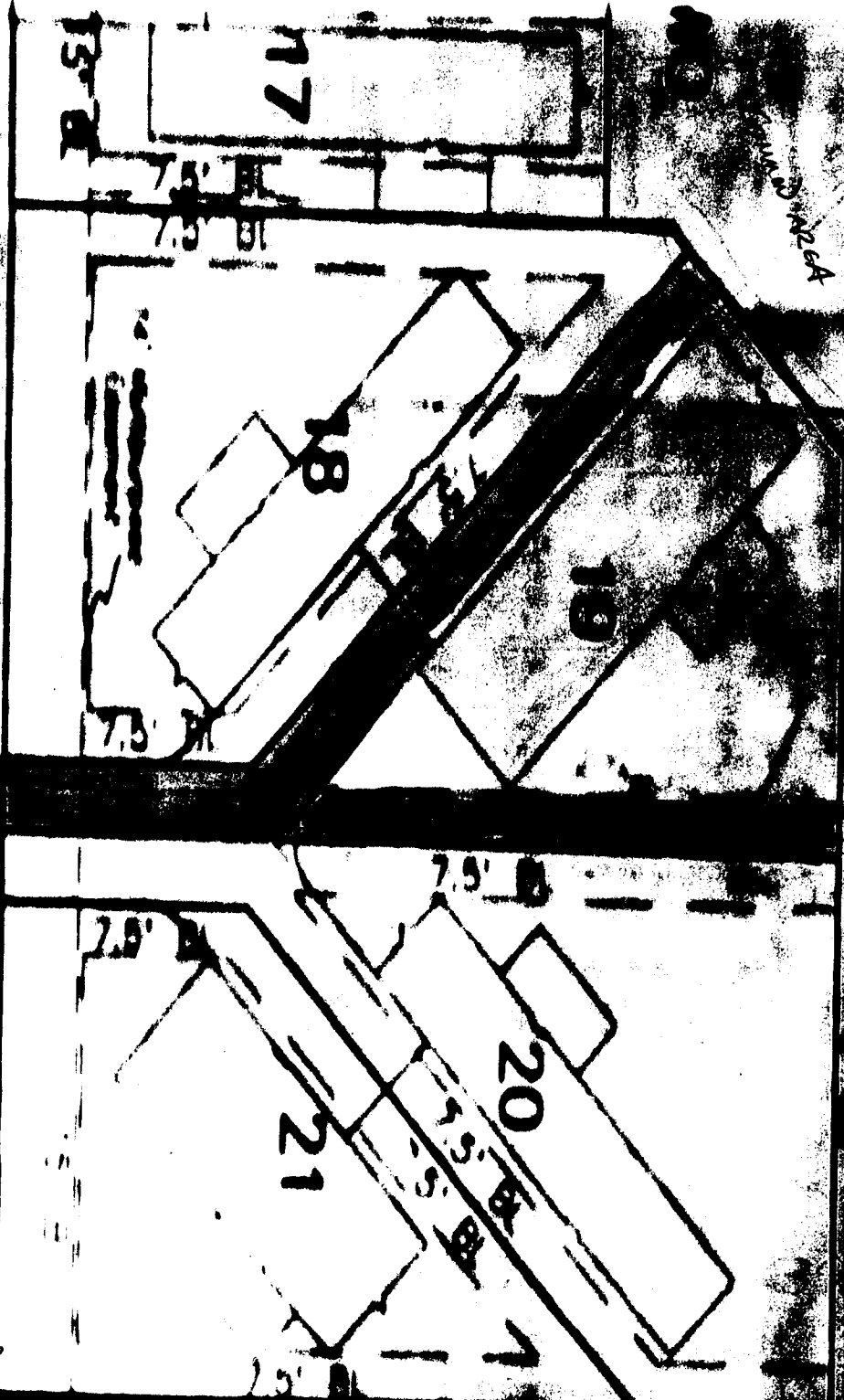
← NINGARA CIRCLE SOUTH →

30' x 130.83'

PARKING SPACE / DRIVEWAY

EASEMENTS

PROPOSED STRUCTURE



N 00'02"30"

BLC

Driveway
LOCATION OK
J. K. Kula
12-20-96

AP 7/28/97
SLC 12/23/96

ACCEPTED
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.

REMARKS: THE ABOVE STRUCTURE IS TO BE CONSTRUCTED ON THE SOUTH SIDE OF LOT 20. THE DRIVEWAY IS TO BE LOCATED BETWEEN LOTS 18 AND 20. THE WIND BREAK IS TO BE LOCATED ON THE EAST SIDE OF LOT 19. THE SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THE PLAN.