

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	292 <sup>00</sup>

750.00



BLDG PERMIT NO. 63228

*Handwritten mark*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 471 NIAGARA CIRCLE W. TAX SCHEDULE NO. 2943 182 19 026

SUBDIVISION NIAGARA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1165

FILING TWO BLK TWO LOT 25 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER GENE + THELMA BOXLEY NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS \_\_\_\_\_

NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-7395

USE OF EXISTING BLDGS SINGLE FAMILY

(2) APPLICANT CAPITAL HOUSING

(2) ADDRESS 2465 HWY 6450 DESCRIPTION OF WORK AND INTENDED USE: INSTALL MFG.

(2) TELEPHONE 256-1604 HOME ON LOT

**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 PR5.8

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 7.5' from PL Rear 10' from PL

Special Conditions \_\_\_\_\_

(or easements)

Maximum Height \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Bob Hargiss Date 12-5-97

Department Approval Bonnie Edwards Date 12-8-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10752

Utility Accounting Alvord Date 12-8-97

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)

# 260-0997 (Bob)

12/8/97

*Donna*

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.

23

88.22'

82.18'

47' NIAGARA  
CIRCLE WEST  
38'

**SOLD**

25

26

FENCE

93.26'

134.38'

120.20'

ELECTRIC  
GAS PEDIESTALS

10' easment  
76'

23'  
2 CAR  
PARKING  
35'

50.74'

47.08'

FENCE

10' easment

FENCE

NOT TO SCALE

DRIVEWAY LOCATION  
OK

*J. Kish* 12-8-97