

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



BLDG PERMIT NO. 61565

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



BLDG ADDRESS 493 Niagara Circle W. TAX SCHEDULE NO. 2943-182-19-045

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x76

FILING II BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Leslie Palmer NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 493 Niagara Circle W. NO. OF BLDGS ON PARCEL  
Grand Junction, Co. BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-241-9391

(2) APPLICANT Deborah Bantz USE OF EXISTING BLDGS NA

(2) ADDRESS 3143 Brownie Cir. #76 DESCRIPTION OF WORK AND INTENDED USE:  
Grand Junction, Co. Manufactured Home

(2) TELEPHONE 434-9422

**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 10' from PL Special Conditions Foundation P.C.  
pulled 8/15/97

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 Deborah Bantz Date 8-27-97

Department Approval Antonia Costello Date 8-27-97

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

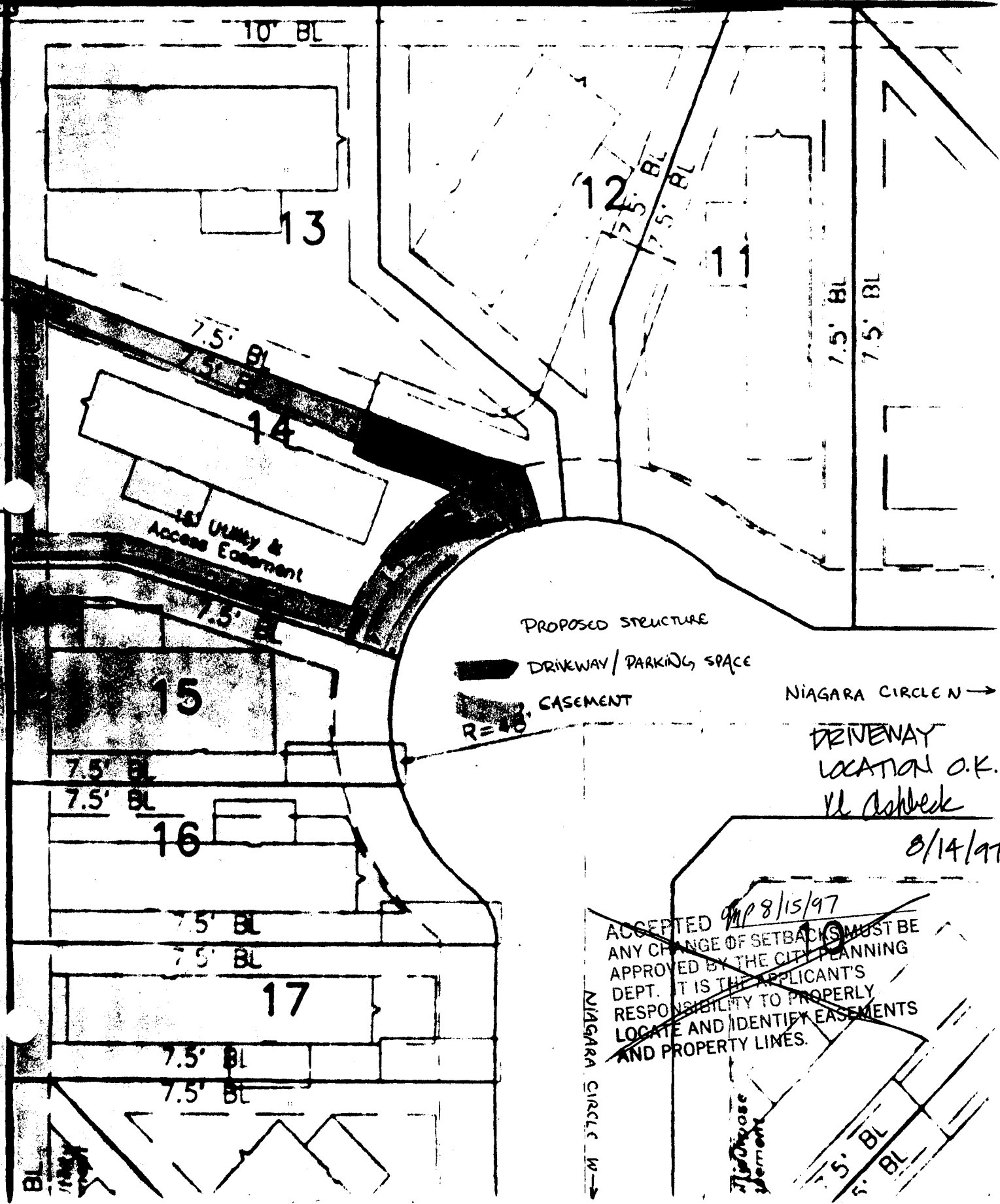
Utility Accounting J. Adams Date 8-27-97

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)

FOUND PK NAIL  
IN CONC. WALL

ACCEPTED SLC 8/27/97  
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.



NIAGARA CIRCLE N →  
DRIVEWAY  
LOCATION O.K.  
V. Ashbeck

8/14/97

~~ACCEPTED SLC 8/15/97  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
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NIAGARA CIRCLE W →

Proposed Structure

7.5' BL  
5' BL