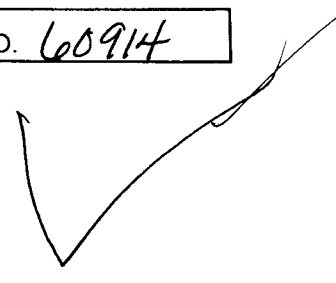


FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 60914

SIF # 292<sup>00</sup>

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 495 Niagara Circle W. TAX SCHEDULE NO. 2943-182-19-001  
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx. 1200  
FILING II BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER A & G Partnership NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 710 S. 15th Street NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 970-242-8134 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT SAME USE OF EXISTING BLDGS NA  
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Place new  
(2) TELEPHONE SAME single family home

REQUIRED: ONE (1) 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 2  
or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 7.5' from PL Rear 10' from PL  
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 Charliett Ruedahl Date 6/25/97

Department Approval Antonia Costello Date 6/25/97

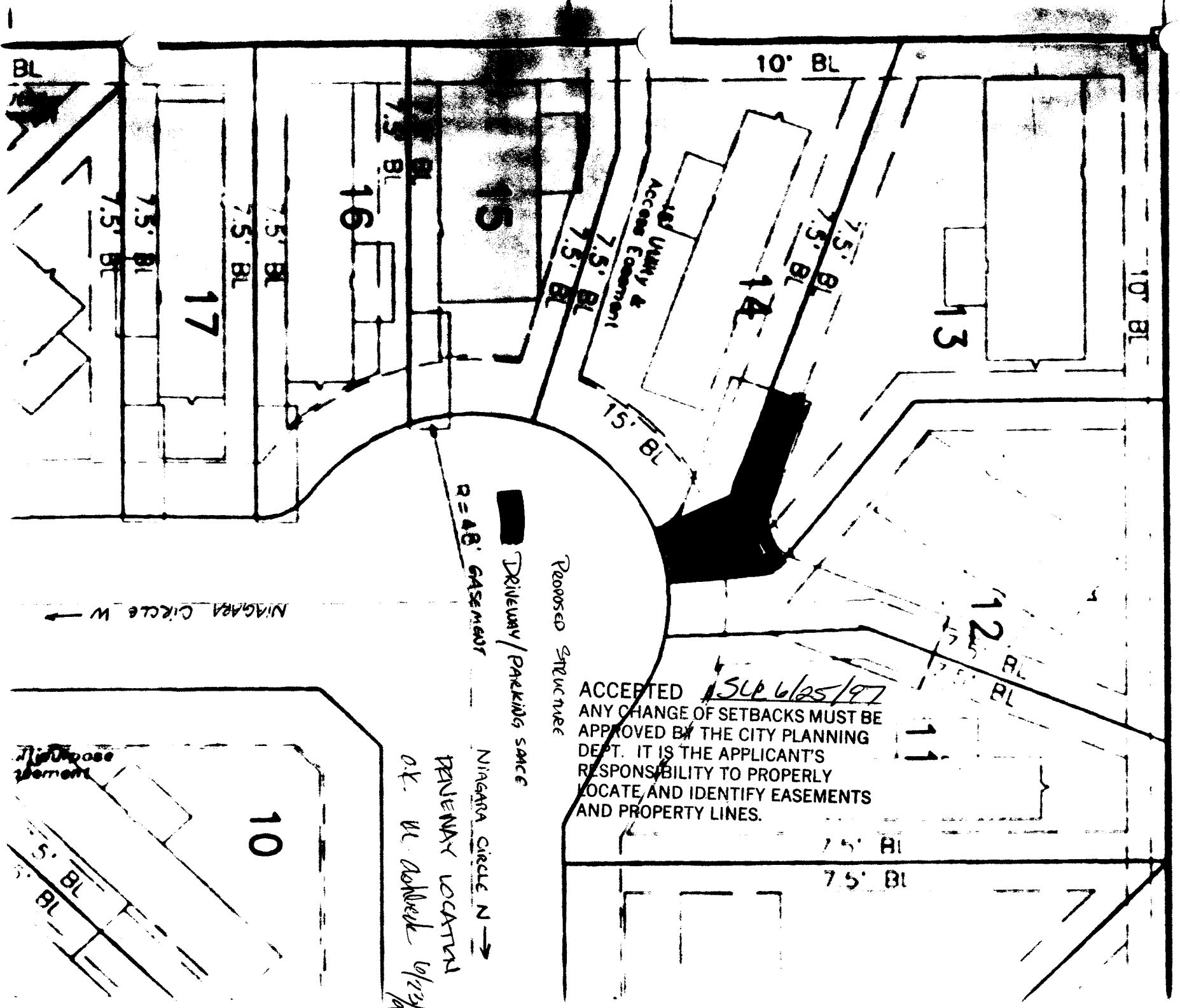
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. S-10309/41-10310

Utility Accounting Charles... Date 6-25-97

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 WALL  
IN CONC. WALL



ACCEPTED 5/26/25/97  
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 →  
PERMANENT LOCATION  
OF UT Address 6/23/97

NIAGARA CIRCLE W ←

Disposal cement

DRIVEWAY/PARKING SPACE  
R = 48' GASEMENT

Proposed Structure