

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 07808

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

499 W. NIAGARA CIR.
 BLDG ADDRESS Grand Junction, Co. TAX SCHEDULE NO. 2943-182-19-001

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION mobile home 1716' Garage 316'

FILING 2 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER John Chapman / Judy Ruston NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 499 W. NIAGARA CIR. Grand Junction, Co. NO. OF BLDGS ON PARCEL
241.8383 Cell BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-255-8487 241.1334 USE OF EXISTING BLDGS N/A.

(2) APPLICANT John Chapman / Judy Ruston DESCRIPTION OF WORK AND INTENDED USE:
499 W. NIAGARA CIR. Grand Junction, Co.
 (2) TELEPHONE 970-255-8487 set manufactured home - Residence.

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 _____

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 Dale Bant Date 11-5-97

Department Approval Ronnie Edwards Date 11-7-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10685

Utility Accounting Obstetrics Date 11-7-97

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)

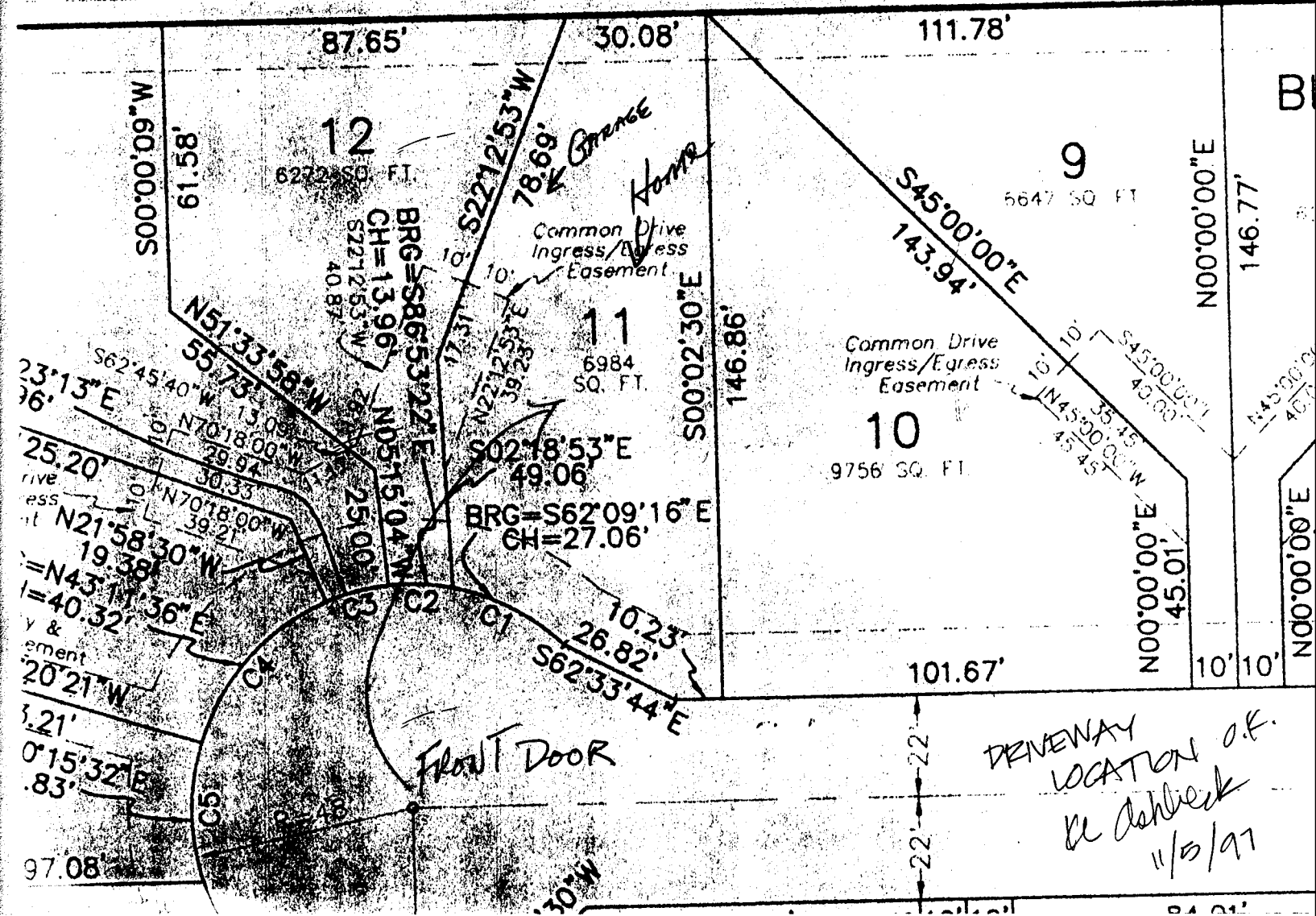
ACCEPTED *Ronnie* 11/7/97
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Garage must meet setbacks also.
 N 90°00'00" E 10' 10"

GARA VILL

FILING NO. TW

S 89°59'51" E



ACCEPTED *Ronnie 11/7/97*
 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.

Garage must meet setbacks also.
 N 90°0'00" E

GARA VILL

FILING NO. TV

① *per Michael Dollinger 12-3-97*
 ② *Gravel only!! no concrete*

S 89°59'51" E

