

FEE \$	10.-
TCP \$	—
SIF \$	292-



BLDG PERMIT NO. 66078

= 302- REFUND 11/29

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2816 NIAGARA CIR SO. TAX SCHEDULE NO. X 2943-182-20-020  
 SUBDIVISION NIAGARA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1178  
 FILING 2 BLK 2 LOT 20 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER A+G PARTNERSHIP NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 710 S. 15TH ST G.J. CO 81501  
 (1) TELEPHONE 242-8134 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT LARRY + RONDA WRIGHT USE OF EXISTING BLDGS —  
 (2) ADDRESS 415 1/2 MORNING DOVE G.J. CO 81520 DESCRIPTION OF WORK AND INTENDED USE: MODULAR  
 (2) TELEPHONE 523-7030

**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 —  
adj. O.S.  
 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).

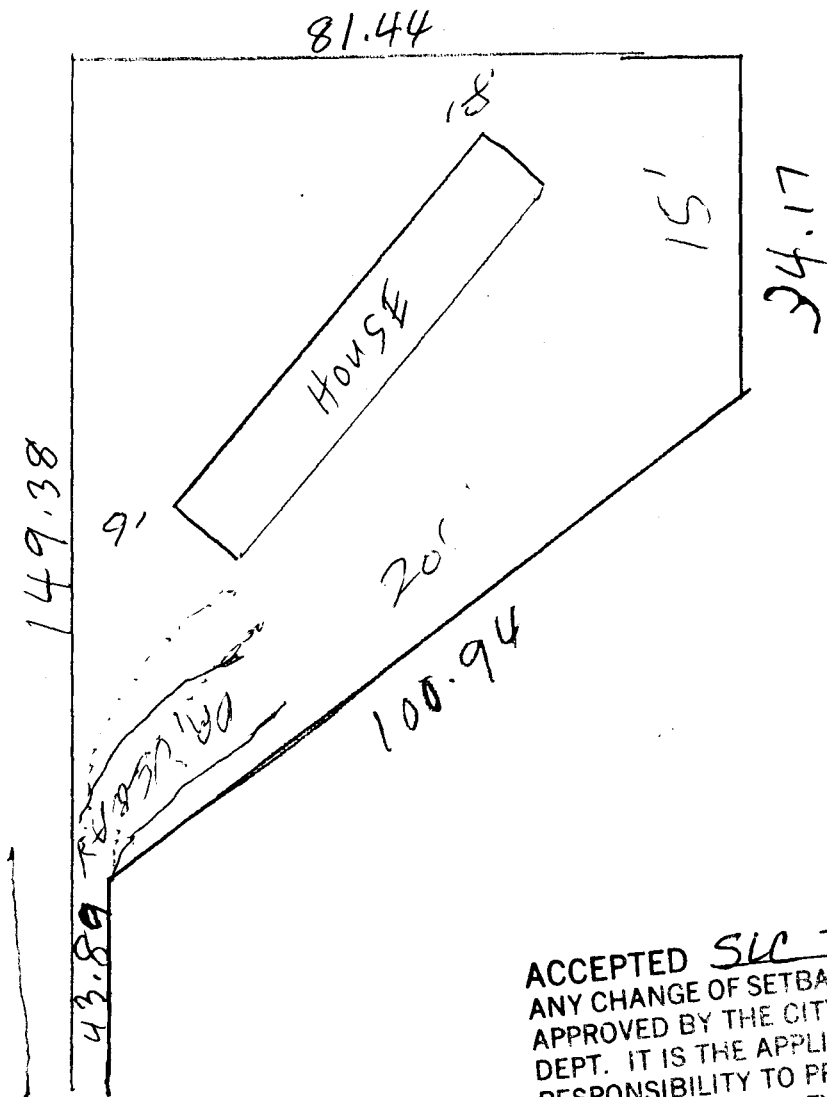
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ronda Wright Date —  
 Department Approval Luisa Costello Date 7-13-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. —  
Already paid - see platt.  
 Utility Accounting R. Raymond Date 7/13/98

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)

LARRY & RONDA WRIGHT



ACCEPTED SIC 7-13-98  
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.

DRIVEWAY LOCATION OK  
Dr. Ashlee  
7/12/98