

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 106691

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 475 West Niagara (Coch W) TAX SCHEDULE NO. 2943-182-19-024

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 412

FILING 2 BLK 1 LOT 23 SQ. FT. OF EXISTING BLDG(S) 1720

(1) OWNER Carrie VANU NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 475 West Niagara
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 241-6231 USE OF EXISTING BLDGS Home

(2) APPLICANT Rod Connally DESCRIPTION OF WORK AND INTENDED USE: Build Garage

(2) ADDRESS 253 1/2 Allice Ave. Park Car inside.

(2) TELEPHONE 248-9183.

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 PH-5.8 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____

Side 7'6" from PL Rear 10' from PL

Maximum Height _____

CENSUS 8 TRAFFIC 39 ANNEX# _____

PAID
AUG 24 1998
CM

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 _____ Date 8-24-98

Department Approval K. Valdez per CM Date 8-24-98

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

Utility Accounting CM Cole Date 8/24/98

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)

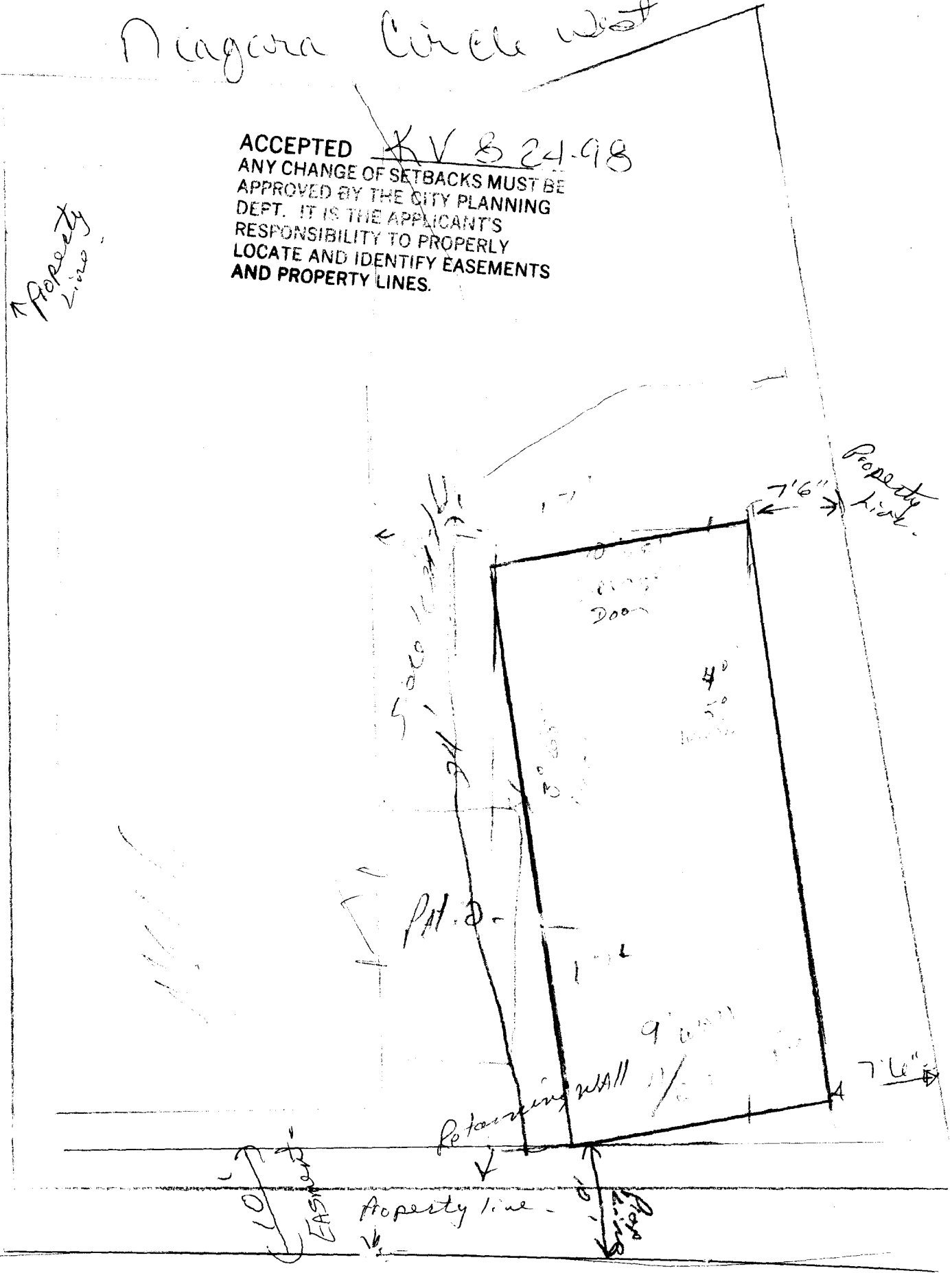
Address
475 West Niagra -
Niagra Village -

Niagara Circle West

ACCEPTED KV 8 24-98
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.

Property
line

Property
line



10' 0"
Easement

Property line

Retaining wall