

FEE \$ 10. —  
TCP \$ —

BLDG PERMIT NO. 104923

SIF 292. —  
302. —

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 478 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 2 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  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-242-8134 USE OF EXISTING BLDGS NA

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: Place new

(2) ADDRESS SAME single family home

(2) TELEPHONE SAME

REQUIRED: <sup>ONE (1)</sup> ~~TWO (2)~~ 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 Rh-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

Side 7.5' from PL Rear 7.5' from PL Special Conditions Cannot build in  
easement.

Maximum Height — CENSUS TRACT 8 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 Charlie Roudabel Date 4/23/98

Department Approval Santa Costello Date 4-24-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11221

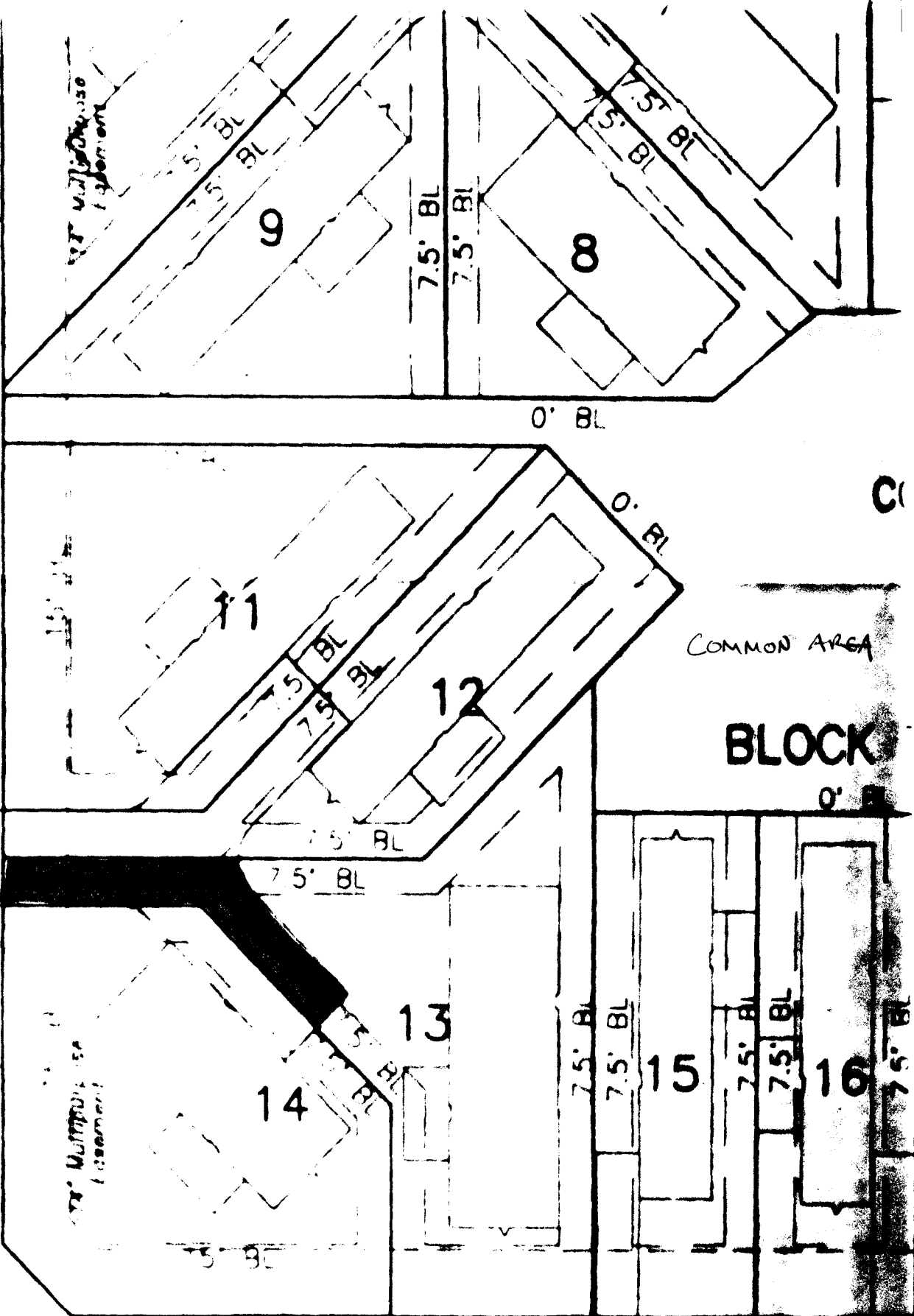
Utility Accounting Rubi Overholt Date 4-24-98

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)

# NIAGARA CIRCLE WEST

S 00°08'30" E 156' 46"



ACCEPTED *SL 4-24-98*  
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.

PROPOSED STRUCTURE  
DRIVEWAY/PARKING SPACE  
EASEMENT

*Kenn Ashbeck*  
4/23/98  
DRIVEWAY LOCATION  
O.K.

**NIAGARA**  
CIRCLE S 80  
SOUTH