

FEE \$	10
TCP \$	
SIF \$	<del>297</del> - Paid



BLDG PERMIT NO.	70123
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**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

2943-182.20.007

BLDG ADDRESS 2807 N. Niagara Circle TAX SCHEDULE NO. ~~7008-127-99-149~~

SUBDIVISION Niagra Villages SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1728 sq ft.

FILING BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER Jeremiah Lanzl NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2807 Niagra Circle North  
NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-1380  
216-6820 USE OF EXISTING BLDGS -

(2) APPLICANT Crystal N. S. Costo Sr ME  
Lanzl DESCRIPTION OF WORK AND INTENDED USE:

(2) ADDRESS 112 Power Rd.  
(2) TELEPHONE 255-0500 Pour foundation, hook up elect. plumbing for DWMH

**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 RR 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 15' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_

CENSUS 39 TRAFFIC 7 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Crystal N. S. Costo Date 5-13-99

Department Approval Ronnie Edwards Date 5/17/99

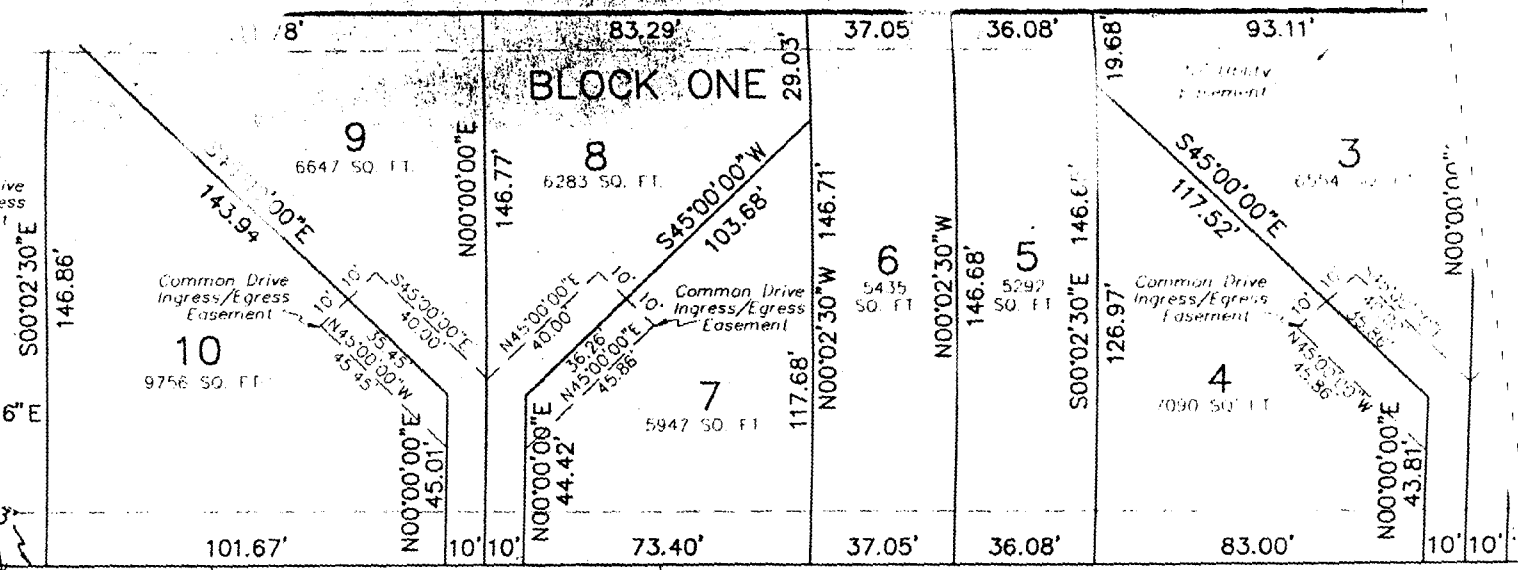
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. See w/05112177 5/3/99

Utility Accounting Jacyn Hefner Date 5/17/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

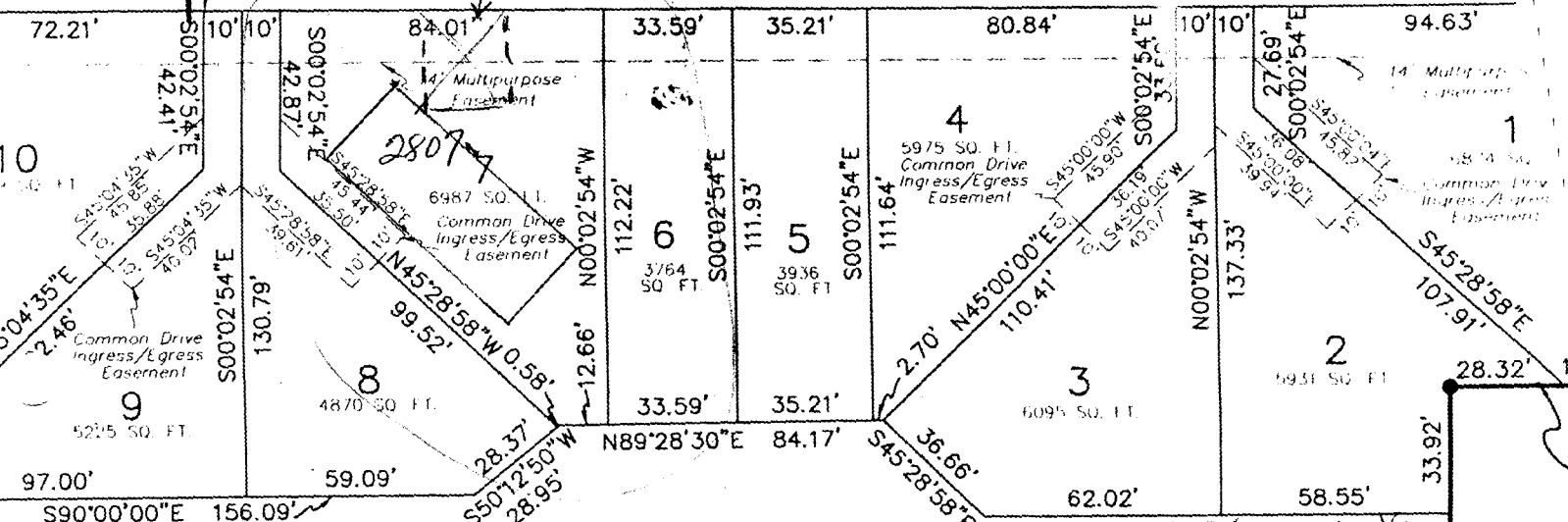
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

662.44"



### NIAGARA CIRCLE NORTH

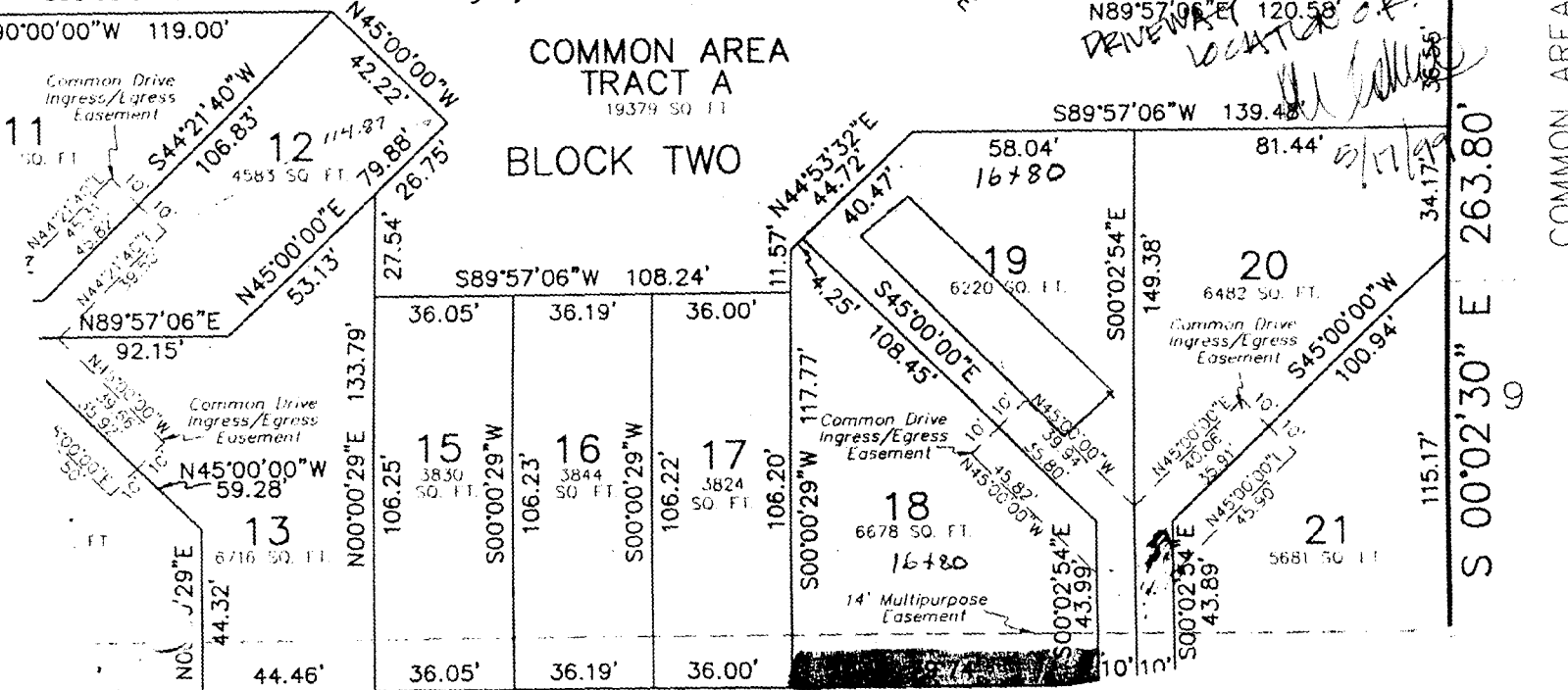
N 89°57'30" E 477.54'



### COMMON AREA TRACT A

19379 SQ. FT.

### BLOCK TWO



### NIAGARA CIRCLE

22' 22'

COMMON AREA TRACT A

60