

FEE \$	10 <sup>-</sup>
TCP \$	0

BLDG PERMIT NO.	70589
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SIF 292<sup>00</sup>

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS	2810 Niagara Circle N.	TAX SCHEDULE NO.	2943-182-19-006 <del>2943-182-19-001</del>
SUBDIVISION	Niagara Village	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	approx. 1200
FILING	II	BLK	1
		LOT	5
SQ. FT. OF EXISTING BLDG(S)	NA		
(1) OWNER	A & G Partnership		
(1) ADDRESS	710 S. 15th Street		
(1) TELEPHONE	970-242-8134		
(2) APPLICANT	SAME		
(2) ADDRESS	SAME		
(2) TELEPHONE	SAME		
NO. OF DWELLING UNITS BEFORE:	0	AFTER:	1
THIS CONSTRUCTION			
NO. OF BLDGS ON PARCEL BEFORE:	0	AFTER:	1
THIS CONSTRUCTION			
USE OF EXISTING BLDGS	NA		
DESCRIPTION OF WORK AND INTENDED USE:	Place new		
	single family home		

REQUIRED: ONE (1) 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	PR 5.8	Maximum coverage of lot by structures	
SETBACKS: Front	15'	Parking Req'mt	
or		Special Conditions	
Side	7.5'		
Rear	10'		
Maximum Height		CENSUS TRACT	39
		TRAFFIC ZONE	7

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	<u>Charlie Rosedahl</u>	Date	<u>6/14/99</u>
Department Approval	<u>Bonnie Edwards</u>	Date	<u>6-14-99</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12321

Utility Accounting Bonnie Edwards Date 6/14/99

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)

Ronnie 6/14/99

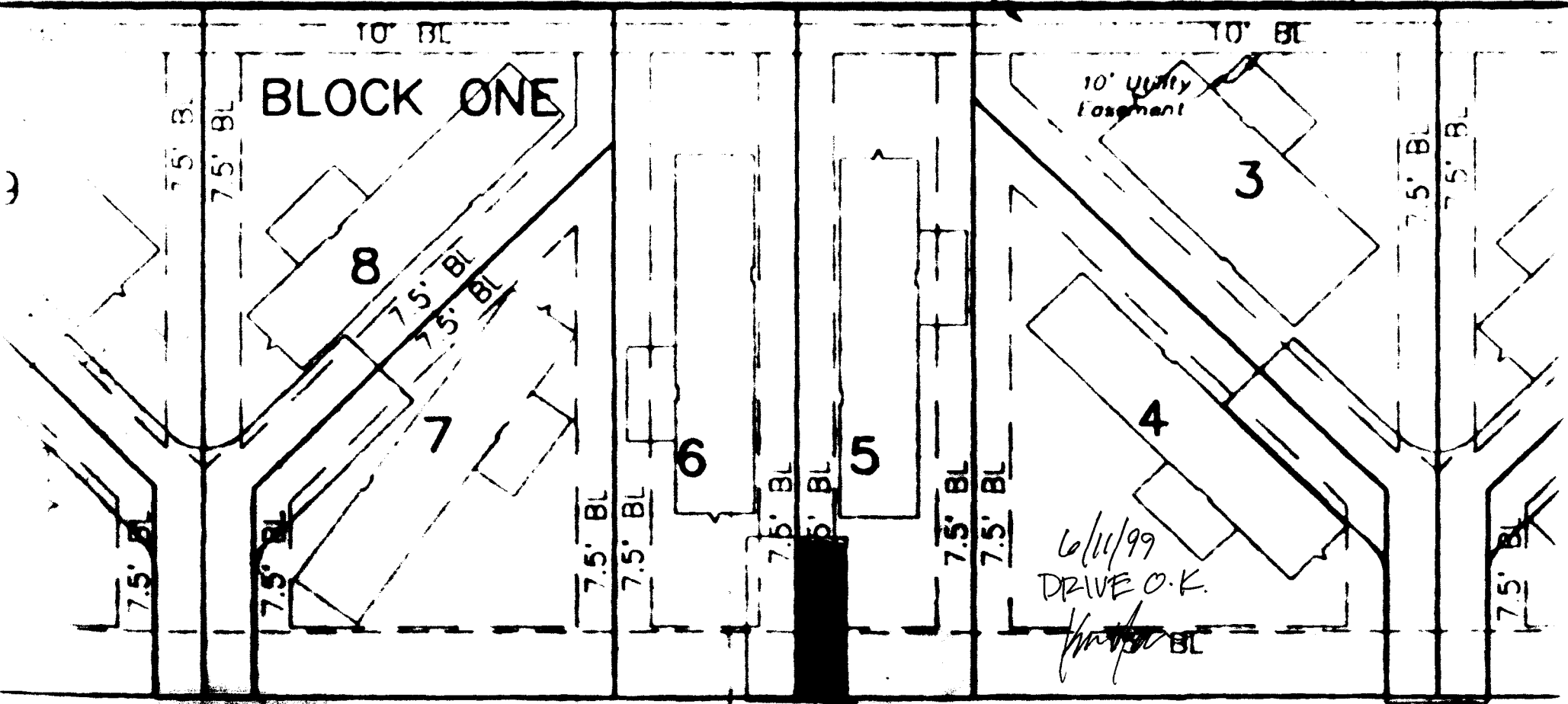
KMARI

LOCATE AND MARK ALL EASEMENTS AND PROPERTY LINES

FRUITVALE WATER & SAN DIST  
CL 10' SEWER EASEMENT  
BOOK 846, PAGE 733

CL 10' PUBLIC SERVICE CO EASEMENT  
HOOK 1162, PAGE 530

9°59'51" E - 662.44"



NIAGARA CIRCLE NORTH

N 89°57'30" E 477.54'

PROPOSED STRUCTURE  
 DRIVEWAY / PARKING SPACE  
 EASEMENT