

E \$ 10  
 TCP \$ 0  
 SIF \$ 292 paid



BLDG PERMIT NO. 68533

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 478 NIAGARA CIR. W. TAX SCHEDULE NO. 2943-182-20-013  
 SUBDIVISION NIAGARA VILLAGE #12 SQ. FT. OF PROPOSED BLDG(S)/ADDITION APPROX 1200  
 FILING BLK 23E LOT 13 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER A & G PARTNERSHIP NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1710 SO. 15TH ST. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-8134 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: PLACE  
 (2) ADDRESS }  NEW SINGLE FAMILY HOME  
 (2) TELEPHONE }

**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 PR5.8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7.5 from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_ CENSUS 7 TRAFFIC 39 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 Charlie Rorudahl Date 1-21-99

Department Approval Ronnie Edwards Date 1-21-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11221-4/24/98

Utility Accounting K Duncan Date 1/21/99

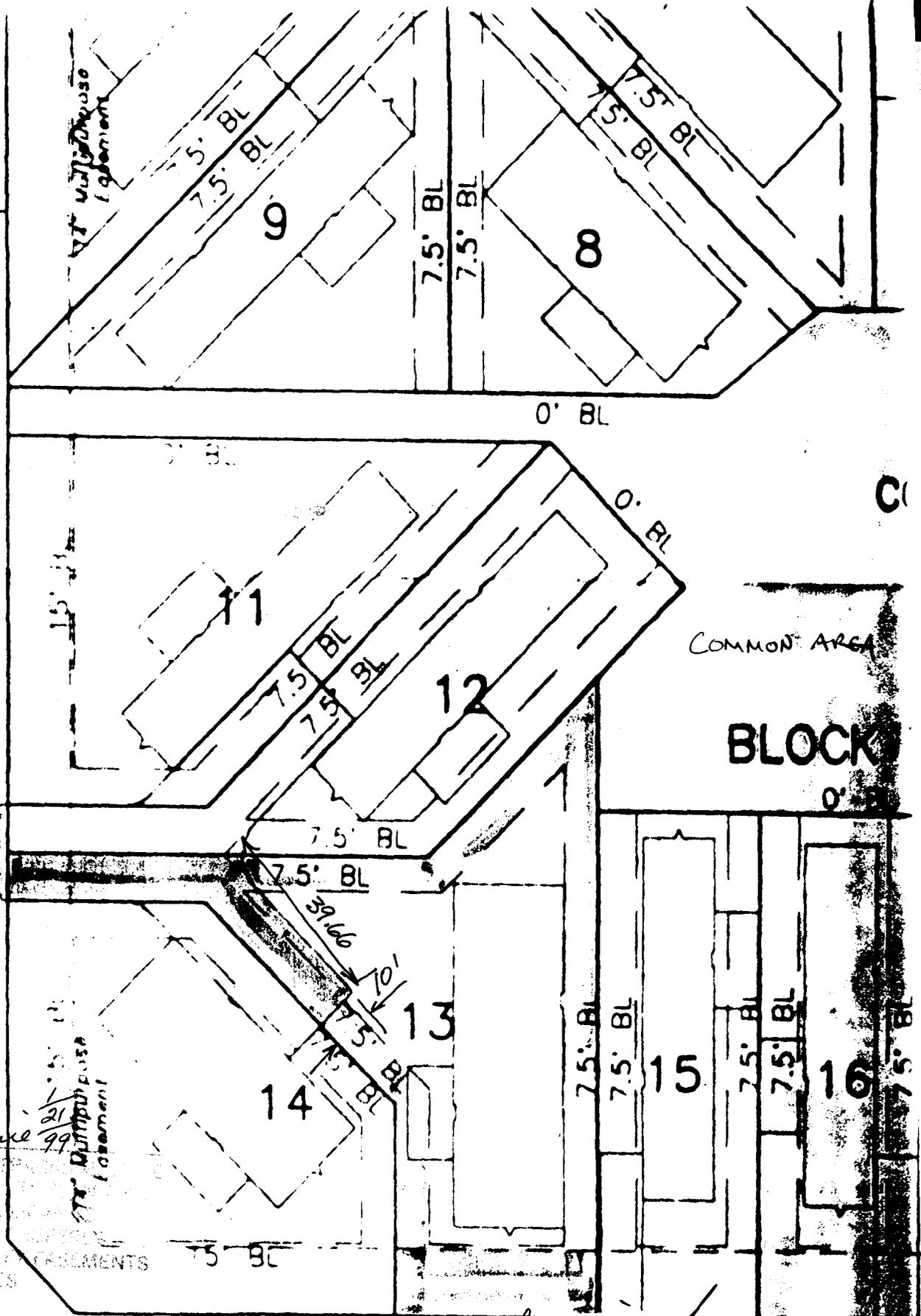
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

FEF

# 178 NIAGARA CIRCLE WEST

S 00°08'30" E 367.46'



ACCEPTED *Bonnie 99*  
 ANY CHANGES MADE  
 AFTER THE DATE OF THE  
 DEED SHALL BE AT THE  
 RISK OF THE BUYER.  
 THIS PLAN IS NOT TO BE  
 USED TO DETERMINE  
 EASEMENTS AND PROPERTY LINES

- PROPOSED STRUCTURE
- DRIVEWAY/PARKING SPACE
- EASEMENT

*Drive was dimensioned  
 to platted easement - shown  
 Drive OK to dimensions  
 Rich Davis  
 1-20-99*

**AGARA**  
 R C L E S B C  
 U T H