

FEE \$ 10.-
TCP \$ 0

BLDG PERMIT NO. 68860

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 483 Niagara Circle W. TAX SCHEDULE NO. 2943-182-19-020
~~2943-182-19-001~~

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx. 1200

FILING II BLK 1 LOT 19 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: ^{ONE (1)} ~~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 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

Side 7.5' from PL Rear 10' from PL Special Conditions _____
See attached bldg. lines

Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 Rosedale Date 2-25-99

Department Approval Ronnie Edwards Date 2-26-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. W/O 11967

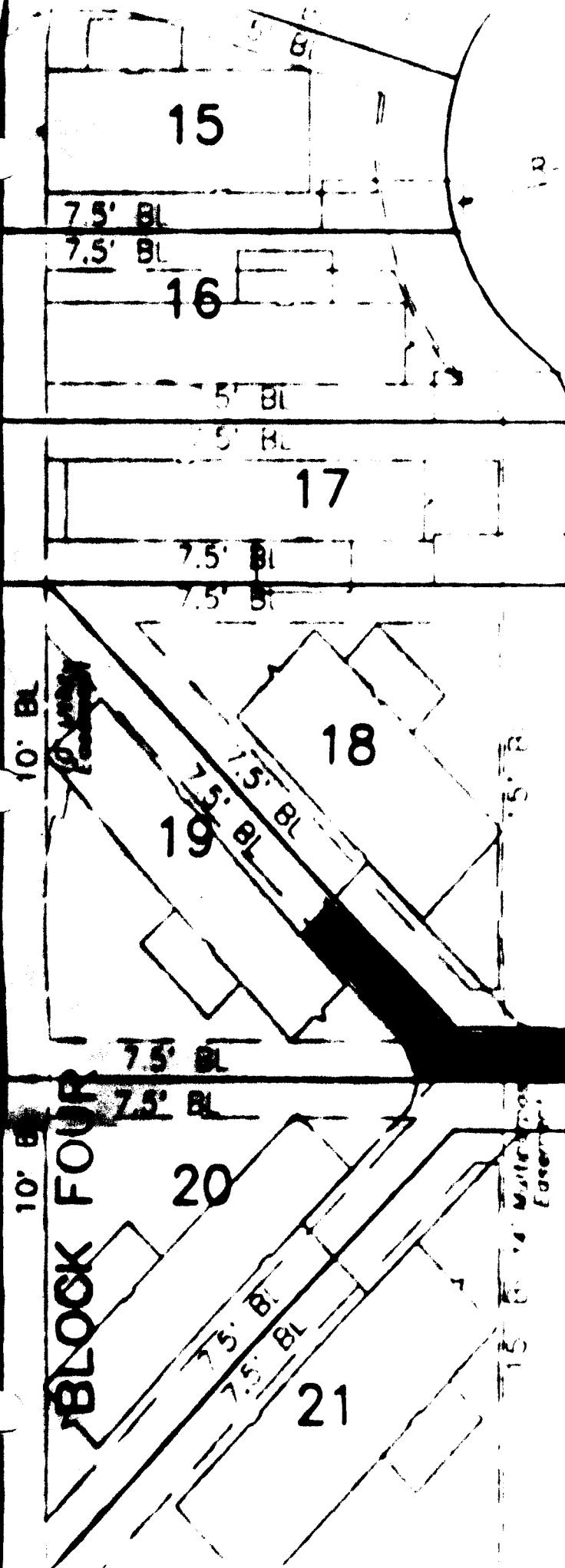
Utility Accounting Dolores Tanner Date 2/26/99

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)

N 00°08'59" W 671.41

BLOCK FOUR



PROPOSED STRUCTURE

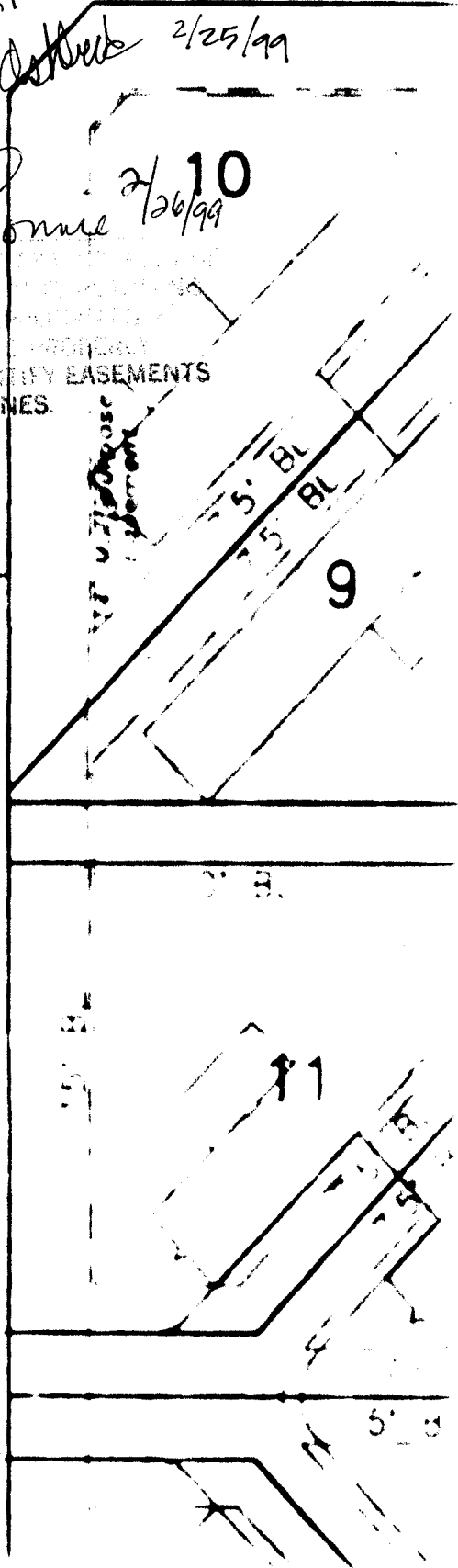
DRIVEWAY/PARKING SPACE

EASEMENT

DRIVEWAY LOCATION O.K.
A. DeWitt 2/25/99

Ronnie 2/26/99

ACCEPTED FOR RECORDING
BY THE COUNTY CLERK
ON 02/26/99 AT 10:00 AM
IN PRESENCE OF THE
PROPERTY TAX OFFICER
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



NIAGARA CIRCLE WEST

S 00°08'10" E 367.46

15' Easement