

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 72994



Your Bridge to a Better Community

BLDG ADDRESS 489 NIAGARA CIRCLE W. SQ. FT. OF PROPOSED BLDGS/ADDITION 1165

TAX SCHEDULE NO. 2943-182-19-017 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION NIAGARA VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 1 LOT 16 NO. OF DWELLING UNITS:

(1) OWNER MATTHEW D. ZORTMAN Before: 0 After: 1 this Construction

(1) ADDRESS _____ NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-257-7550 Before: 0 After: 0 this Construction

(2) APPLICANT BELL COUNTRY HOME USE OF EXISTING BUILDINGS _____

(2) ADDRESS 2122 HWY 6 # 50 DESCRIPTION OF WORK & INTENDED USE SIF (HUD) Manufactured home on site

(2) TELEPHONE 970-243-5300 TYPE OF HOME PROPOSED:

- Site Built _____ Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) _____

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 PR 5.8

Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 7.5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height _____

Special Conditions _____

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).

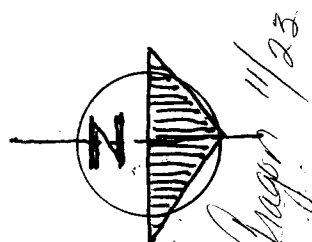
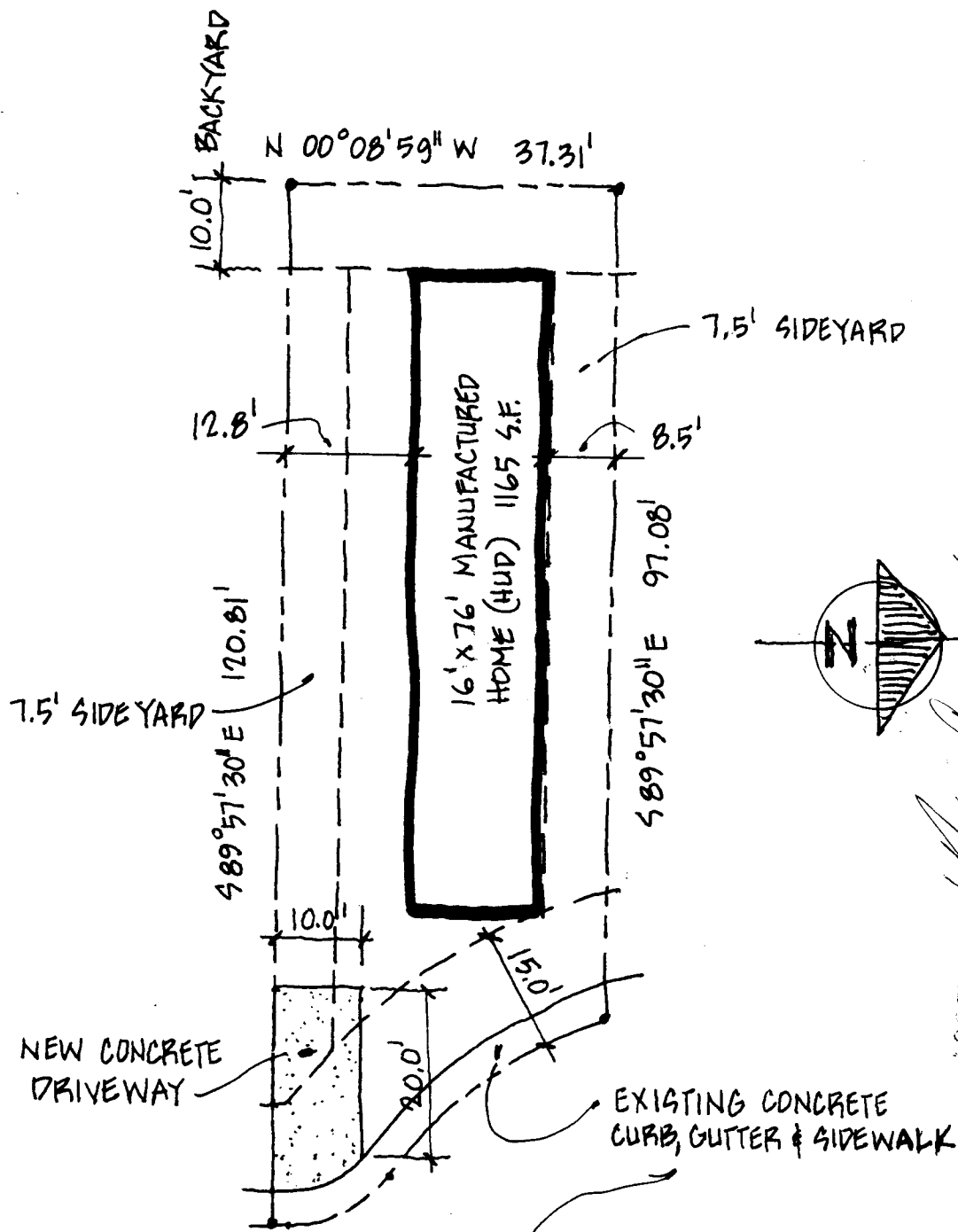
Applicant Signature Ronnie Edwards Date 11-24-99

Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12722</u>
Utility Accounting <u>K Dunca</u>	Date <u>11/24/99</u>		

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)



ACCEPTED
 ADVANCE OF PLAT
 11/23/99
 GRAND JUNCTION, CO
 AND PROPERTY LINES

NIAGARA CIRCLE WEST
 489 NIAGARA CIRCLE WEST
 GRAND JUNCTION, CO 81505

PLOT PLAN
 1" = 20"

Curve OK
 Rick Dennis
 11-22-99

RS