

FEE \$	10.00
TCP \$	0
SIF \$	292.00 Paid



BLDG PERMIT NO.	71423
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EX

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

BLDG ADDRESS 497 Niagra Circle west TAX SCHEDULE NO. 2943-182-19-013
Grand Junction, Co. 81503

SUBDIVISION Niagra Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1530

FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Donna L. webber NO. OF DWELLING UNITS
Betty M. Abney BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2556 North AVE. GJ Co. 81501 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-248-9735 USE OF EXISTING BLDGS NA

(2) APPLICANT Can Do Construction DESCRIPTION OF WORK AND INTENDED USE: Set

(2) ADDRESS 1429 m Rd. Loma Co. 81524 manufactured Home / Residence

(2) TELEPHONE 970-858-4680

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 7.5' from PL Rear 10' easement from PL Special Conditions _____

Maximum Height _____ CENSUS 7 TRAFFIC 39 ANNEX# _____

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 [Signature] Date 7/27/99

Department Approval [Signature] Date 8/3/99

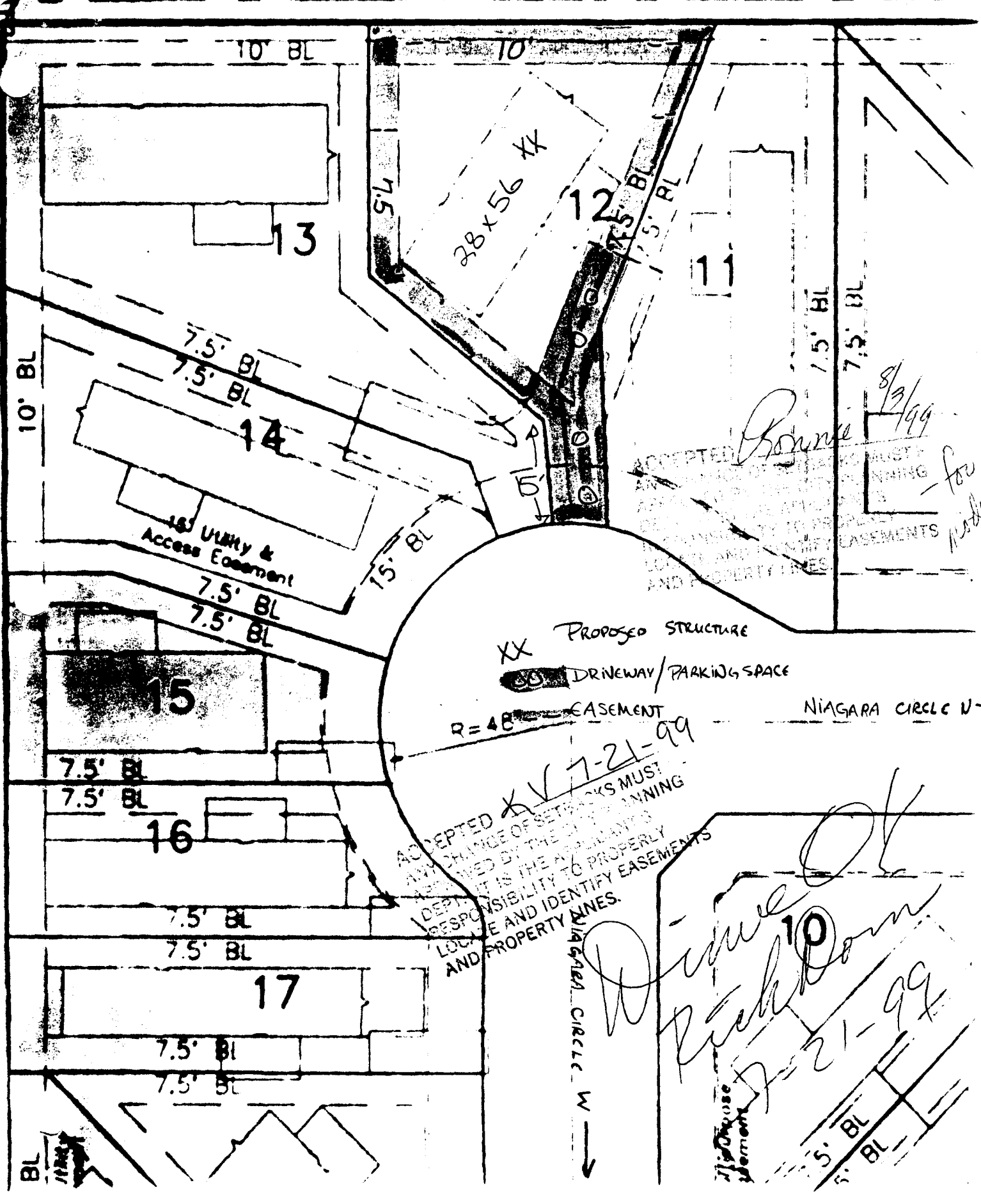
Additional water and/or sewer tap fee(s) are required: YES _____ NO Paid - 7/21/99
 W/O No. _____

Utility Accounting [Signature] Date 8/3/99 W# 12488

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)

FOUND PK NAIL
IN CONC. WALL



ACCEPTED *Bounce* 8/3/99
FOR
PLANNING
EASEMENTS
for
modular

XX PROPOSED STRUCTURE

DRIVEWAY/PARKING SPACE

R=48' CASSEMENT

NIAGARA CIRCLE U →

ACCEPTED *KV 7-21-99*
ANY CHANGE OF SETBACKS MUST
BE APPROVED BY THE PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Wince
Rich Down
7-21-99
10
5' BL
5' BL

BL