

FEE \$ 10. —
TCP \$ —

BLDG PERMIT NO. 71261

SIF-292 —
302. —

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 497 Niagara Circle W. TAX SCHEDULE NO. 2943-182-19-001

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

FILING II BLK 1 LOT 12 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 - foundation only

(2) TELEPHONE SAME

REQUIRED: ^{ONE (1)} ~~two~~ 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' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 75 from PL Rear 10' easement from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 7 TRAFFIC ZONE 39

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 Laura L. Hartman Date 7-20-99

Department Approval X. Valdez Date 7-21-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12488

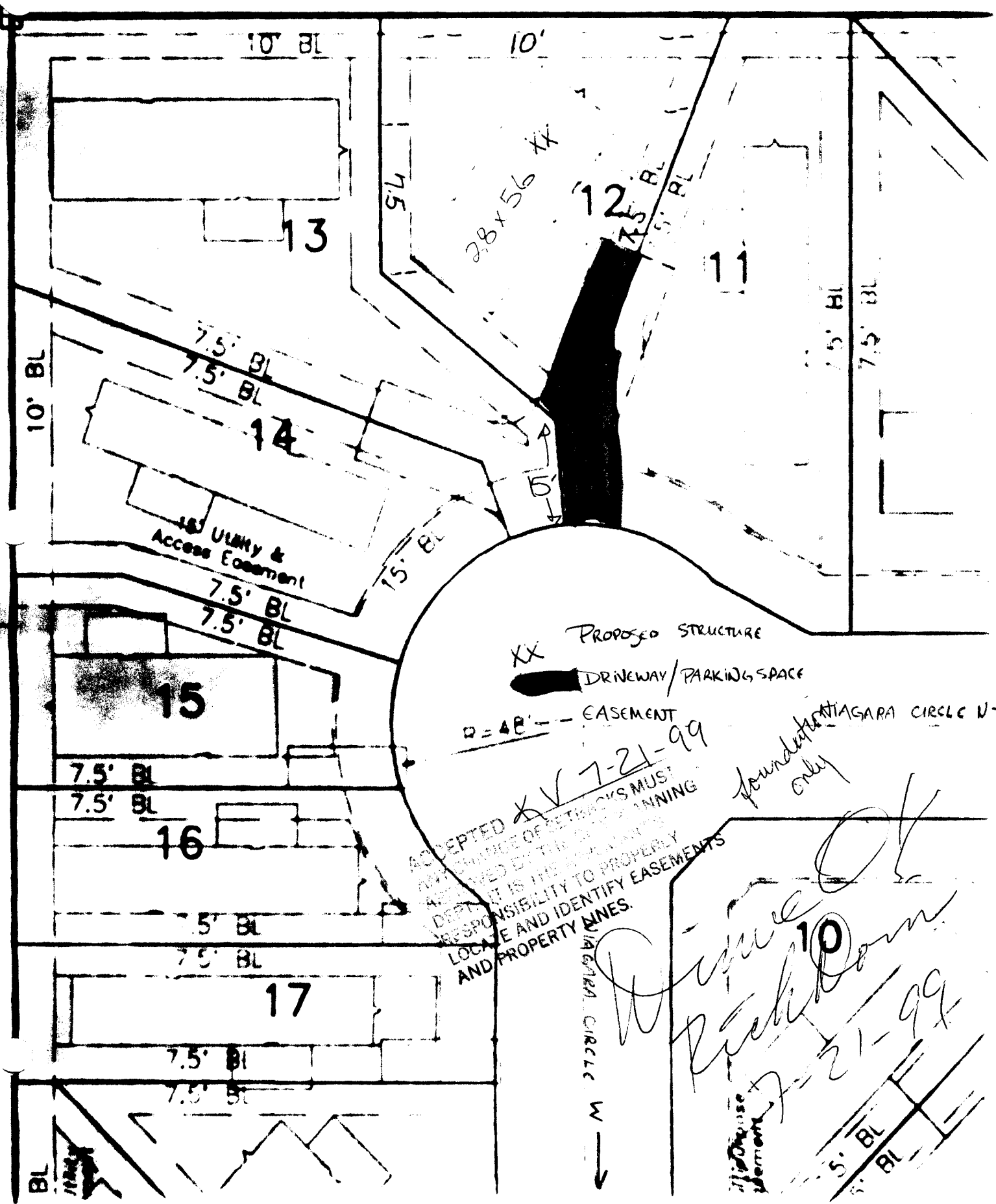
Utility Accounting Kraun Date 7/21/99

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)

497 Niagara Circle West

FOUND PK NAIL
IN CONC. WALL



ACCEPTED KV 7-21-99
A CHANGE OF RECORDS MUST
BE FILED WITH THE PLANNING
DEPT. IT IS THE OWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

found at NIAGARA CIRCLE N →
only

found at NIAGARA CIRCLE W →
House Easement
10
7-21-99