

FEE \$ -10
 TCP \$ _____
 SIF \$ 2000

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

123142-25740

Building Address 478 W. Magnolia Cir
 Parcel No. 2943-182-20-013
 Subdivision Niagara Village
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1344
 Sq. Ft. of Lot / Parcel 6708
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2084 (740' driveway incl)
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jun Clegg
 Address 2962 1/2 N. Ronlin Ave
 City / State / Zip Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Jun Clegg
 Address 2962 1/2 N. Ronlin Ave
 City / State / Zip Grand Junction, CO 81504
 Telephone 970-208-6767

*TYPE OF HOME PROPOSED: mod home
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 28 x 48

NOTES: must place replacement modular in place as shown on planning clearance from 4/98 attached

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 PLANNING STAFF

ZONE PD PR 5 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) **PAID** Permanent Foundation Required: YES NO _____
 Side 7.5' from PL Rear 7.5' from PL **OCT 13 2008** Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) _____ **RB** Permit Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

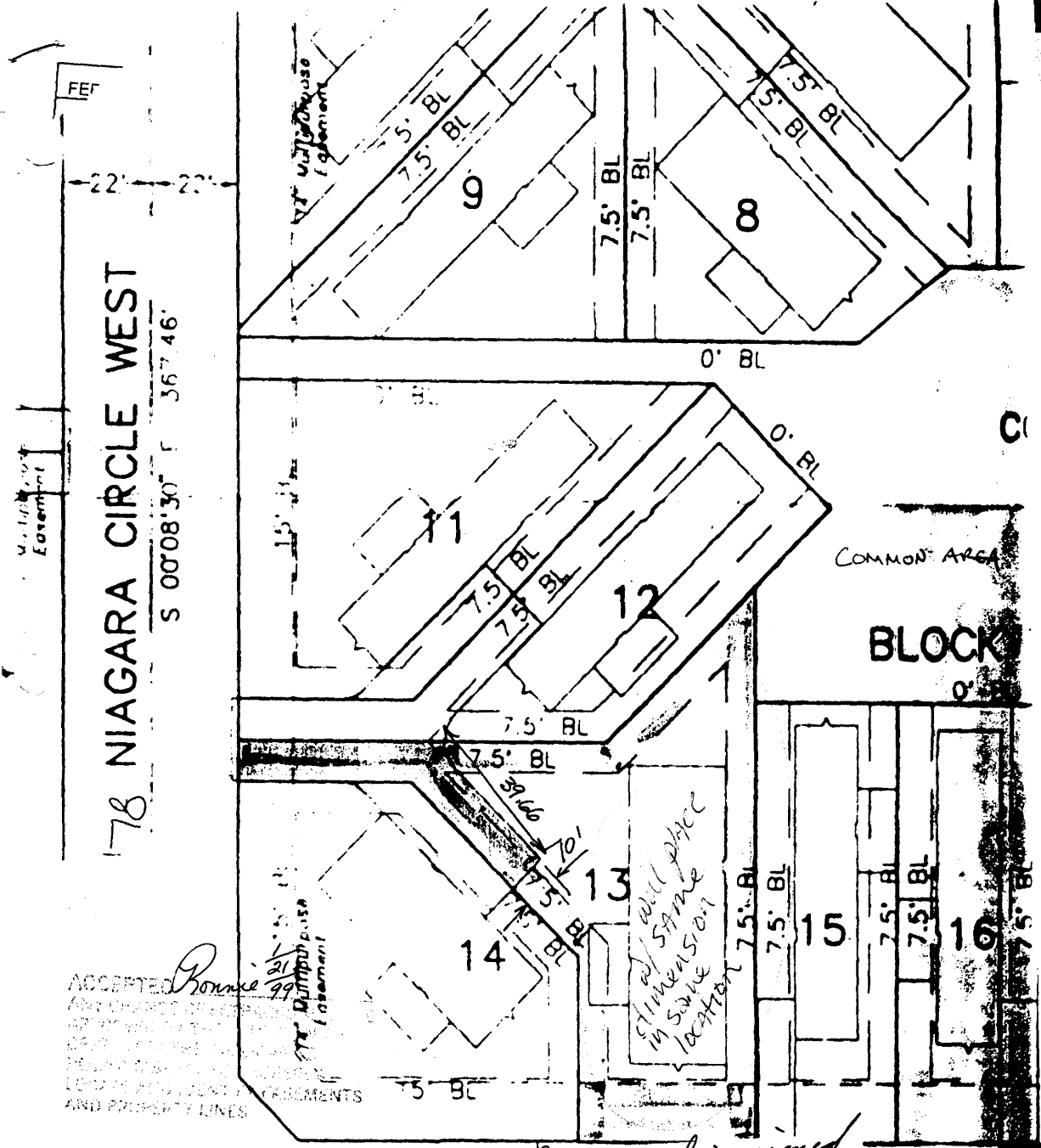
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Jun Clegg Date 10-11-08
 Planning Approval C. McKee Date 10/13/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. replacing structure with new one
Utility Accounting <u>Done</u>	Date <u>10/13/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



178 NIAGARA CIRCLE WEST

S 00°08'30" E 367.46'

Utility Easement

ACCEPTED *Purpose 99*
 Any change in
 dimensions
 shall be
 subject to
 approval
 of the
 local government
 AND PROPERTY LINES

PROPOSED STRUCTURE
 DRIVEWAY/PARKING SPACE
 EASEMENT

Drive was dimensioned to platted easement shown
Drive OK to dimensions
Rich Davis
4-20-99

AGARA
 R C L E S B C
 U T H

DEPT TEL
 ANY CHANGES OF SETBACKS MUST BE
 APPROVED BY THE CITY OF JARRINGTON
 1000 JARRINGTON AVENUE, JARRINGTON, VA 22078
 (540) 413-2200