

FEE \$ <u>10<sup>000</sup></u>
TCP \$

BLDG PERMIT NO. <u>58599</u>
------------------------------

*Sub Imp \$292<sup>00</sup>*

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2810 Niagara Circle S.</u>	TAX SCHEDULE NO. <u>2943-182-19-001</u>
SUBDIVISION <u>Niagara Village</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>approx. 1200</u>
FILING <u>II</u> BLK <u>2</u> LOT <u>17</u>	SQ. FT. OF EXISTING BLDG(S) <u>NA</u>
(1) OWNER <u>A &amp; G Partnership</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>710 S. 15th Street</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-242-8134</u>	USE OF EXISTING BLDGS <u>NA</u>
(2) APPLICANT <u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Place new</u>
(2) ADDRESS <u>SAME</u>	<u>single family home</u>
(2) TELEPHONE <u>SAME</u>	

REQUIRED: ONE (1) 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 <u>PR <del>S.8</del> S.8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>7.5'</u> from PL Rear <u>10'</u> from PL <u>Next to O.S.</u>	Special Conditions _____
Maximum Height _____	CENSUS TRACT <u>7</u> TRAFFIC ZONE <u>39</u>

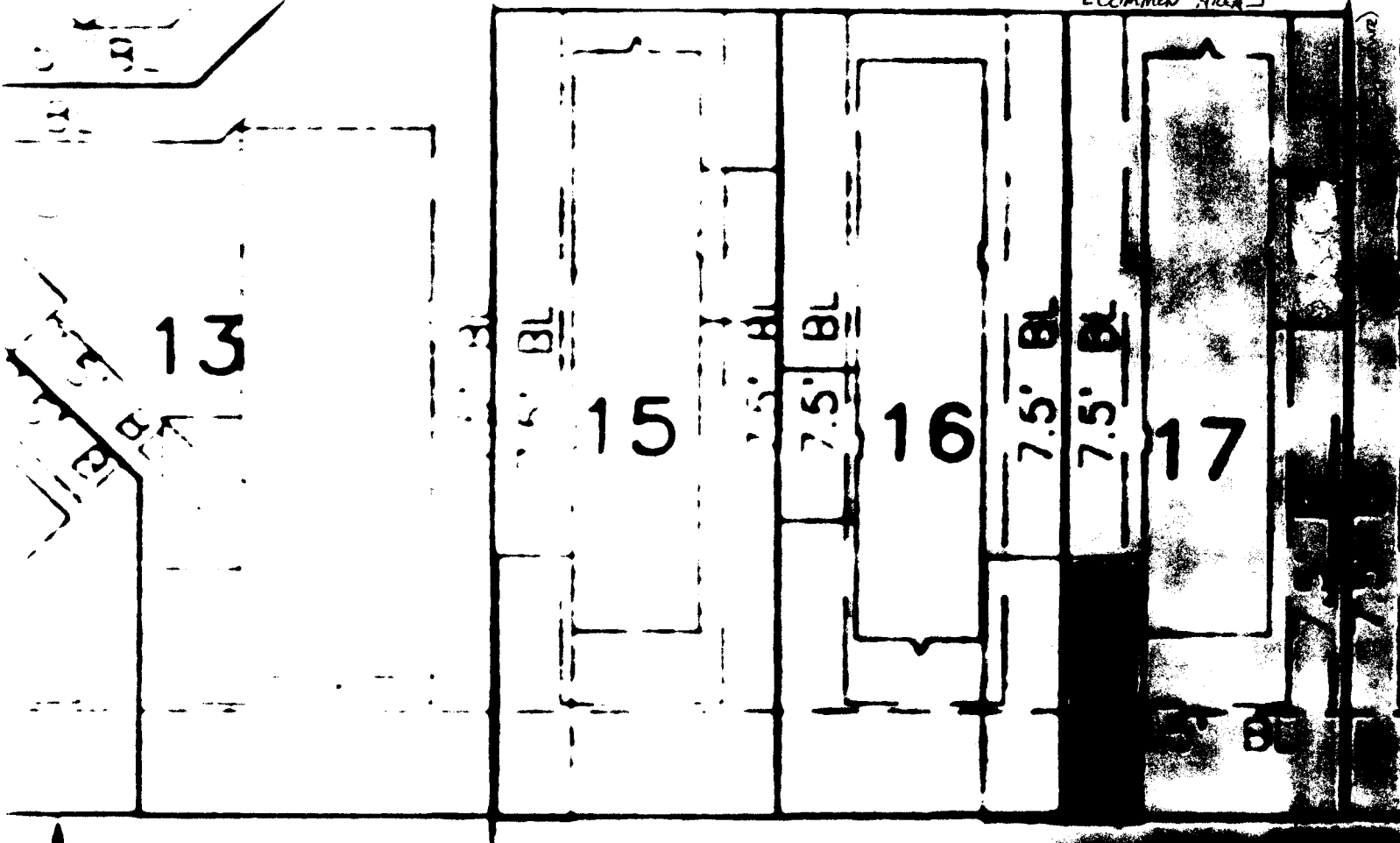
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 <u>[Signature]</u>	Date <u>12-20-96</u>
Department Approval <u>[Signature]</u>	Date <u>12/23/96</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>9757</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/23/96</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)



# NIAGARA CIRCLE

ACCEPTED *SLC 12/23/96*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

**DRIVEWAY/PARKING**  
**EASEMENTS**  
**PROPOSED STRUCTURE**

*DRIVEWAY  
 LOCATION OK  
 Jo W. W. W.  
 12-20-96*