

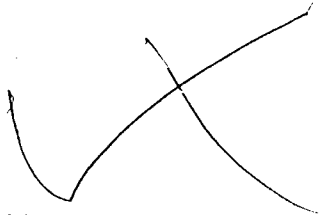
FEE \$ 10-
TCP \$ -

BLDG PERMIT NO. 58595

S.F. 2992

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2811 Niagara Circle S. TAX SCHEDULE NO. 2943-182-19-001

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

FILING II BLK 1 LOT 31 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

(1) TELEPHONE 970-242-8134 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS NA

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Place new

(2) TELEPHONE SAME single family home

ONE (1)

REQUIRED: ~~plot~~ 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 _____
or _____ from center of ROW, whichever is greater

Side 7.5' from PL Rear 10'-020' from PL Special Conditions _____
to O.S.

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 [Signature] Date 12-20-96

Department Approval [Signature] Date 12-23-96

Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. 9768

Utility Accounting [Signature] Date 12/23/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

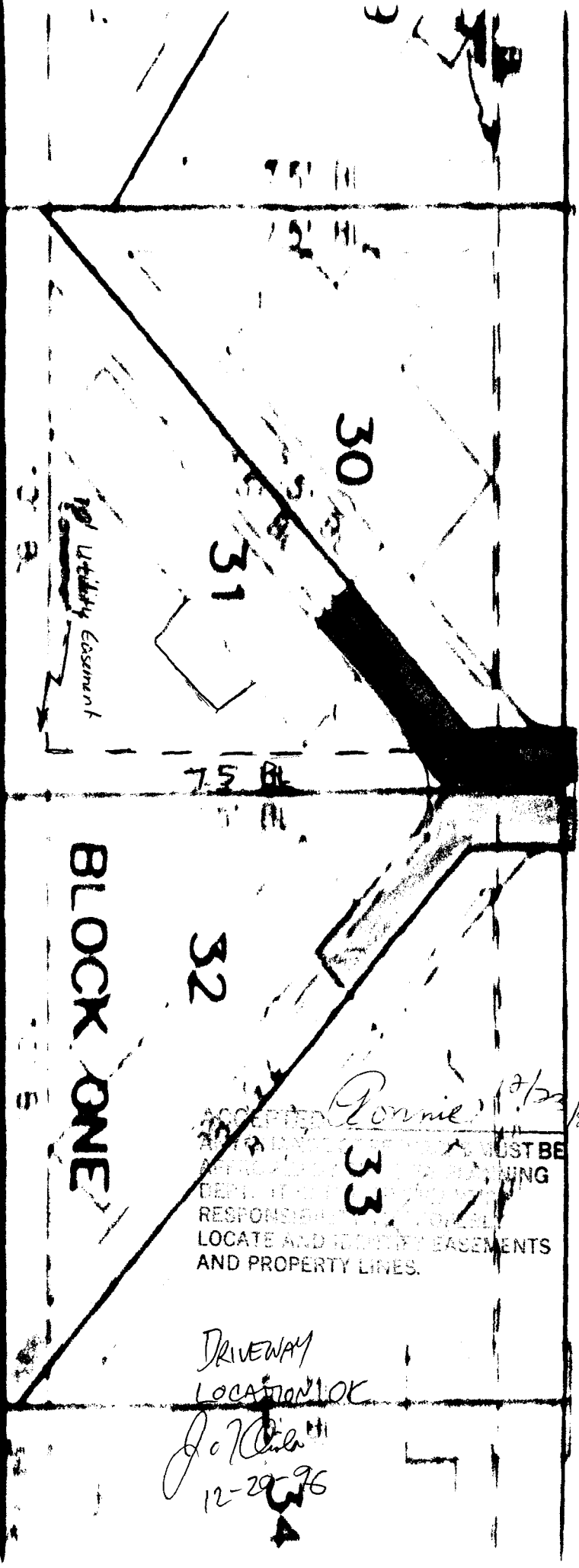
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



NIAGARA CIRCLE SOUTH

S 8935.30' x 4300'

DRIVEWAY/PARKING SPACE
EASEMENTS
RAISED STRUCTURE



ALL INFORMATION MUST BE
OBTAINED FROM THE RECORDING
DEPARTMENT. THE USER IS
RESPONSIBLE FOR VERIFYING
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

DRIVEWAY
LOCATION OK
Joanna Hill
12-29-96

959.31' W 545.14'

NO LOT ACCESS

BLOCK ONE