

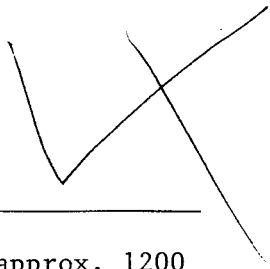
FEE \$ 10
TCP \$ 0

BLDG PERMIT NO. 58597

SIF - 292⁰⁰

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2813 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 32 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

(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

REQUIRED: ^{ONE} ~~TWO~~ ¹ ~~2~~ 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 OR 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' or 0' if O.S. 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 Tony Perrego Date 12-20-96

Department Approval Gennie Edwards Date 12-23-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9770

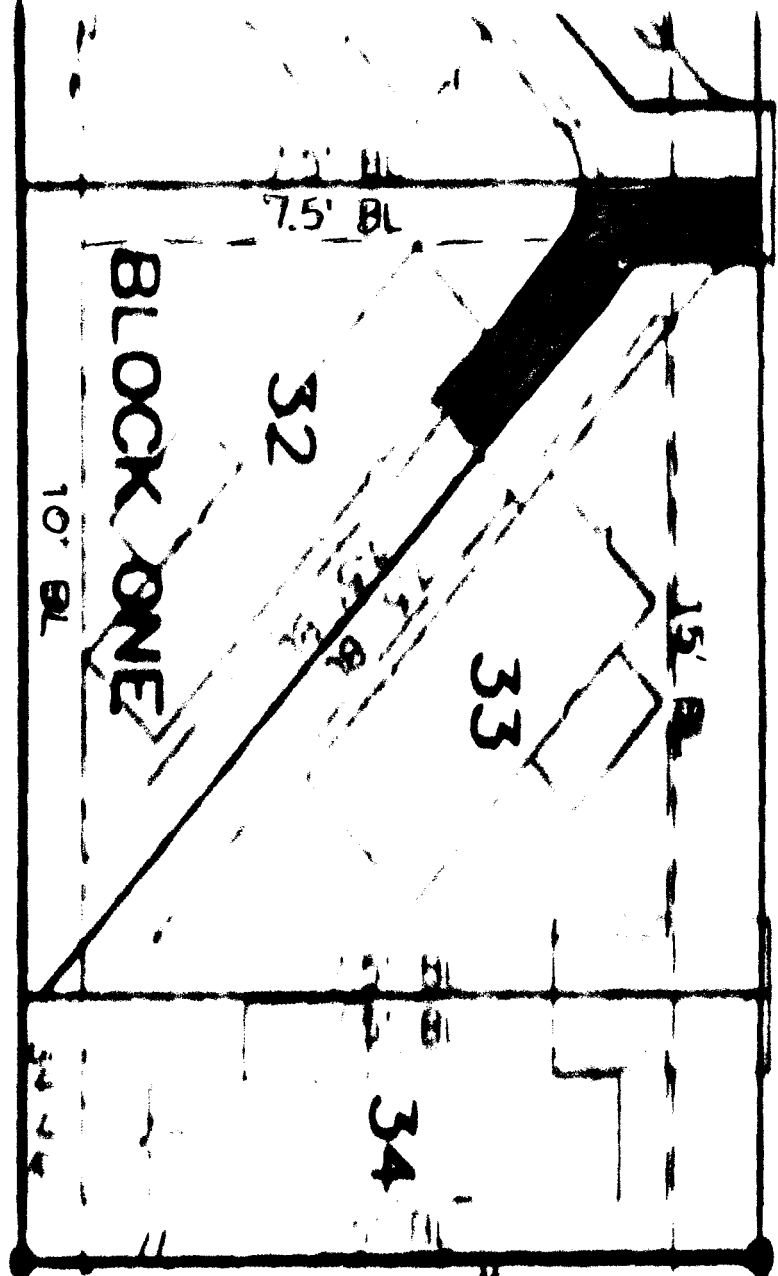
Utility Accounting Catherine Hobbs Date 12/23/96

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
CIE SOUTH

DRIVEWAY / PARKING SPACE
EASEMENTS
PROPOSED STRUCTURE



S 00°02'30" E
119.64'

N 89°55'30"
28.19'

ACCEPTED *Provinc*
AND... (RETRACTED)
APPROVED BY THE CITY...
DEPT. OF... THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

NIAGARA

DRIVEWAY
LOCATION OK
J. Klein
12-20-96

28/3
Niagara
City

NO LOT ACCESS

CITY OF GRAND JUNCTION
BOOK 1544, PAGE 157
BOOK 1547, PAGE 42