

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>

BLDG PERMIT NO. 58596

SIF - 292⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2816 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 2 LOT 20 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

REQUIRED: ONE (1) ~~two (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 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 0' from PL Special Conditions _____
Next to 0.5'

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 X NO _____ W/O No. 9758/9759

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)

Common Area

MO

17

13

18

19

20

21

RCLE SOUTH

← NIAGARA CIRCLE SOUTH →

30' 43' 31'

Proposed Structure

EASEMENTS

DRIVEWAY / PARKING SPACE

Handwritten notes on the left side of the page, including a signature and date.

ACCEPTED ANY CHANGE OF NEIGHBORHOODS APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Donnie 12/23/94

N 00°02'30" W 263.80

COMMON OUTLET

DRIVEWAY LOCATION OK
Jo Kibler
12-20-96