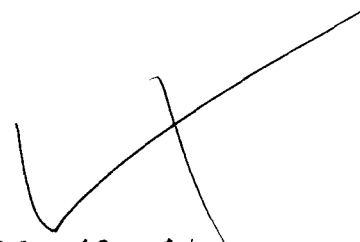


FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 58939

School Impact Fee
\$292⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2817 Niagara Circle S. TAX SCHEDULE NO. 2943 - 182 - 19 - 001
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION Up to 1216
FILING II BLK 1 LOT 34 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
(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

Sherry

REQUIRED: ^{ONE} ~~TWO~~ 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 PR5.8 Maximum coverage of lot by structures _____
SETBACKS: Front 15' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 75' from PL Rear 10' from PL _____
Maximum Height _____ *or easements* 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 Cheryl A. Hoeker Date 12-10-96
Department Approval Santa J. Pastello Date 12-10-96

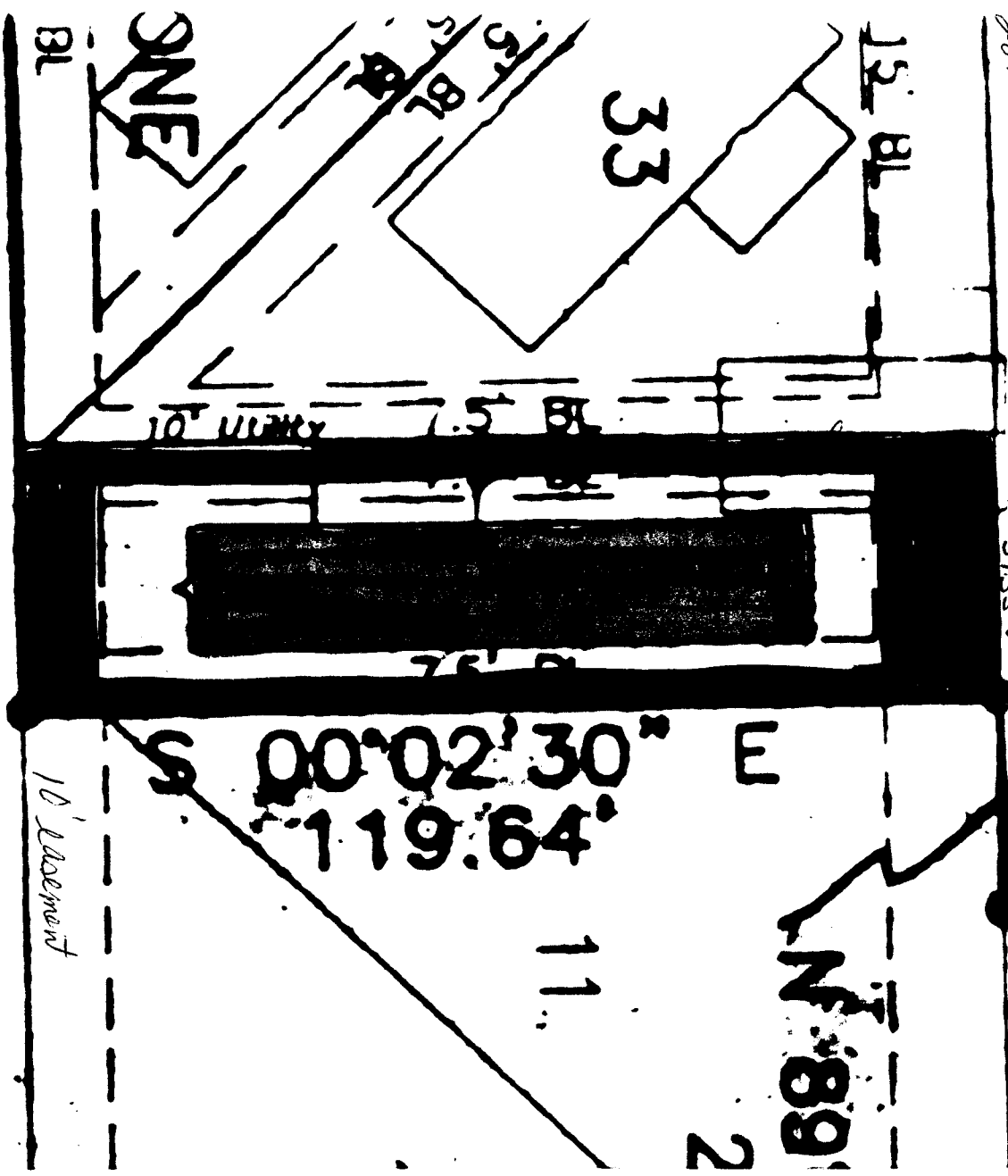
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9723 & 9724

Utility Accounting attached Date 12-10-96

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)

2819 Niagara Circle South
34.35' Front



ACCESS

CITY OF OMAHA
BOOK 1547

-  - Proposed Structure
-  - Parking Space
-  - Easements

ACCEPTED *SLC 12/10/96*
 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.

~~ACCEPTED~~
 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
 Location
 OK
 G. J. [Signature]
 12-10-96*

