FEE $ 10.00
TCP $ 0

BLDG PERMIT NO. 58593

Sch. Imp 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BLDG ADDRESS 2818 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 21

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 single family home

(2) TELEPHONE SAME

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 PR5.5

Maximum coverage of lot by structures

SETBACKS: Front 15 from property line (PL)
or ____ from center of ROW, whichever is greater

Parking Req'mt

Special Conditions

Side 7.5 from PL ~~Rear~~ Side #2 7.5 from PL

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 Todd Parkerson Date 12-20 96

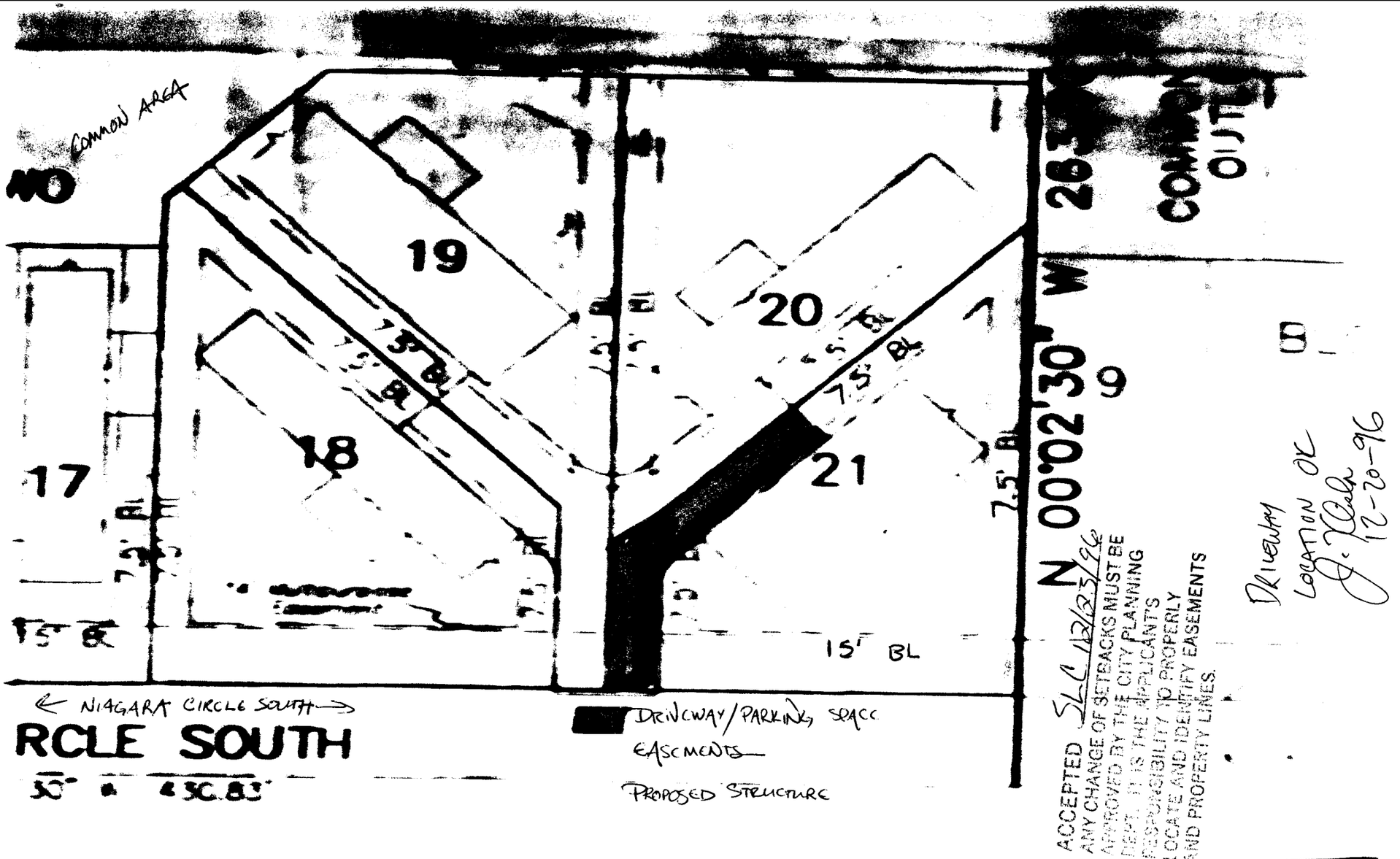
Department Approval Senta L Costello Date 12/23/96

Additional water and/or sewer tap fee(s) are required: YES X NO ____ W/O No. 9762/9767

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
NO
17
18
19
20
21
9
15' BL
7.5' BL
N 00°02'30" W
263
COMMON OUT
← NIAGARA CIRCLE SOUTH →
RCLE SOUTH
50' R 430.83'
DRIVEWAY/PARKING SPACE
EASEMENTS
PROPOSED STRUCTURE
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
Location OK
J. Clark
12-20-96