

FEE \$ pd Rec. 6229
 TCP \$ 0
 SIF \$ pd Rec. 1ed29



BLDG PERMIT NO. 61360

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



2802 NIAGARA CIR NORTH
 BLDG ADDRESS Grand Junction Co. TAX SCHEDULE NO. 2943-182-19-019
 SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1560
 FILING 2 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER A/L Partnership NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 710 S 15th Street
Grand Junction, CO 81501
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 242-8134
 (2) APPLICANT Colleen Wilson USE OF EXISTING BLDGS N/A
 (2) ADDRESS 3405 C Road
Palisade, Co. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-434-3719 Set manufactured Home

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 Special Conditions _____
 Side 7.5' from PL Rear 10' from PL
 Maximum Height _____
 CENSUS 7 TRAFFIC 39 ANNEX# _____

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 8-5-97
 Department Approval [Signature] Date 8-5-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10441/10440
 Utility Accounting [Signature] Date 8/5/97

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)

ACCEPTED SIC 8-5-97
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 O.K.
W Ashbeck 8/5/97

FRUITV
CL 10'
BOOK

08-03-1997 06:55PM

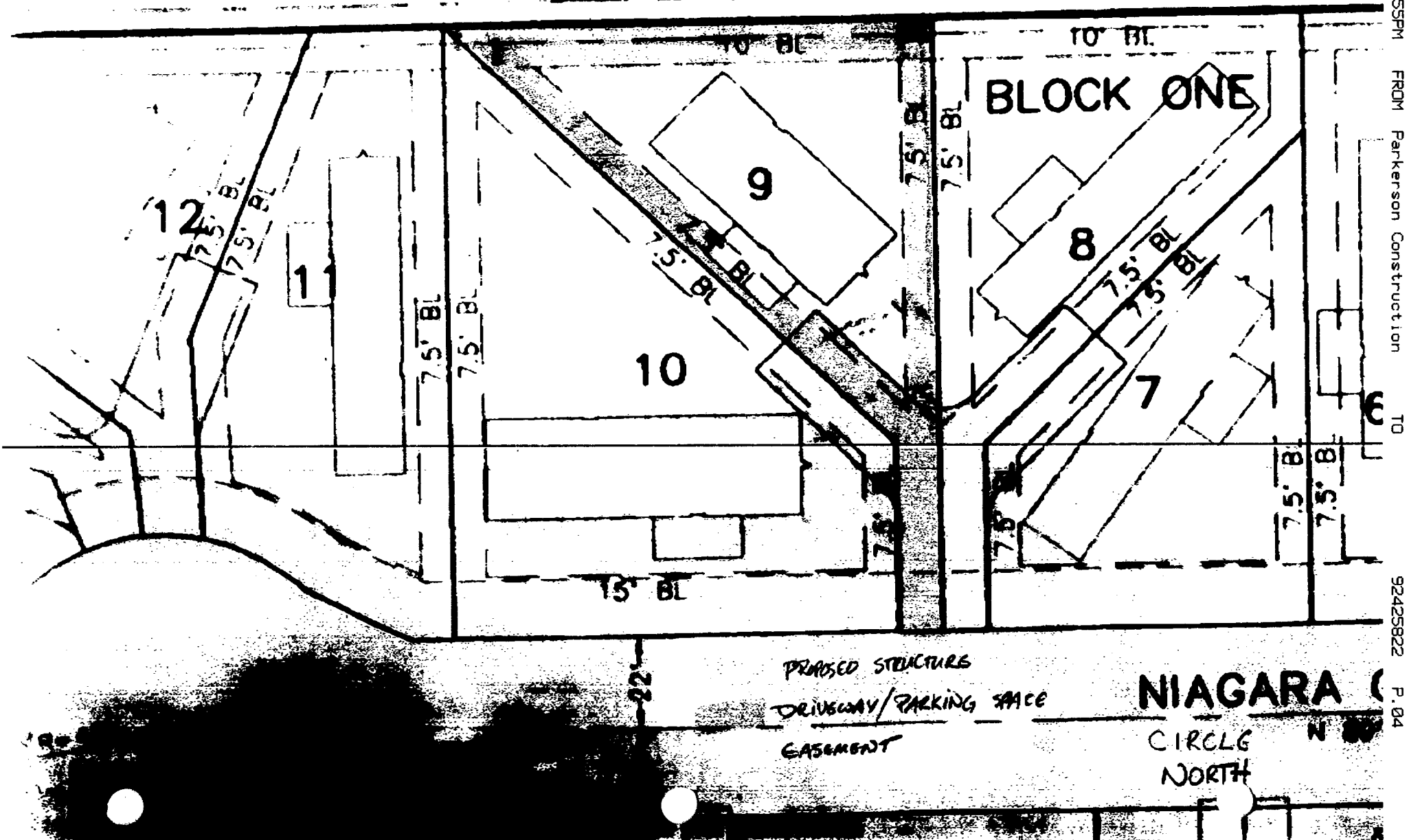
FROM Parkerson Construction

TO

92425822

P. 04

S 89°59'51" E 662.44"



PROPOSED STRUCTURE
DRIVEWAY/PARKING SPACE
EASEMENT

NIAGARA CIRCLE NORTH