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BLDG PERMIT NO. 61358

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



20-015

BLDG ADDRESS 2806 Niagara Circle South TAX SCHEDULE NO. 2943-182-1904

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1178

FILING 2 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER A: Co Partnership NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 710 S. 15th Street Co J 81501

(1) TELEPHONE 970 242-8134 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Fredrick & Cynthia Albano USE OF EXISTING BLDGS N/A

(2) ADDRESS 742 B Lorand Ave. Grand Junction, CO. 81501 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970 248-0073 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 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

Side 7.5' from PL Rear 7.5' or 0' next to open space Special Conditions _____

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 7-29-97

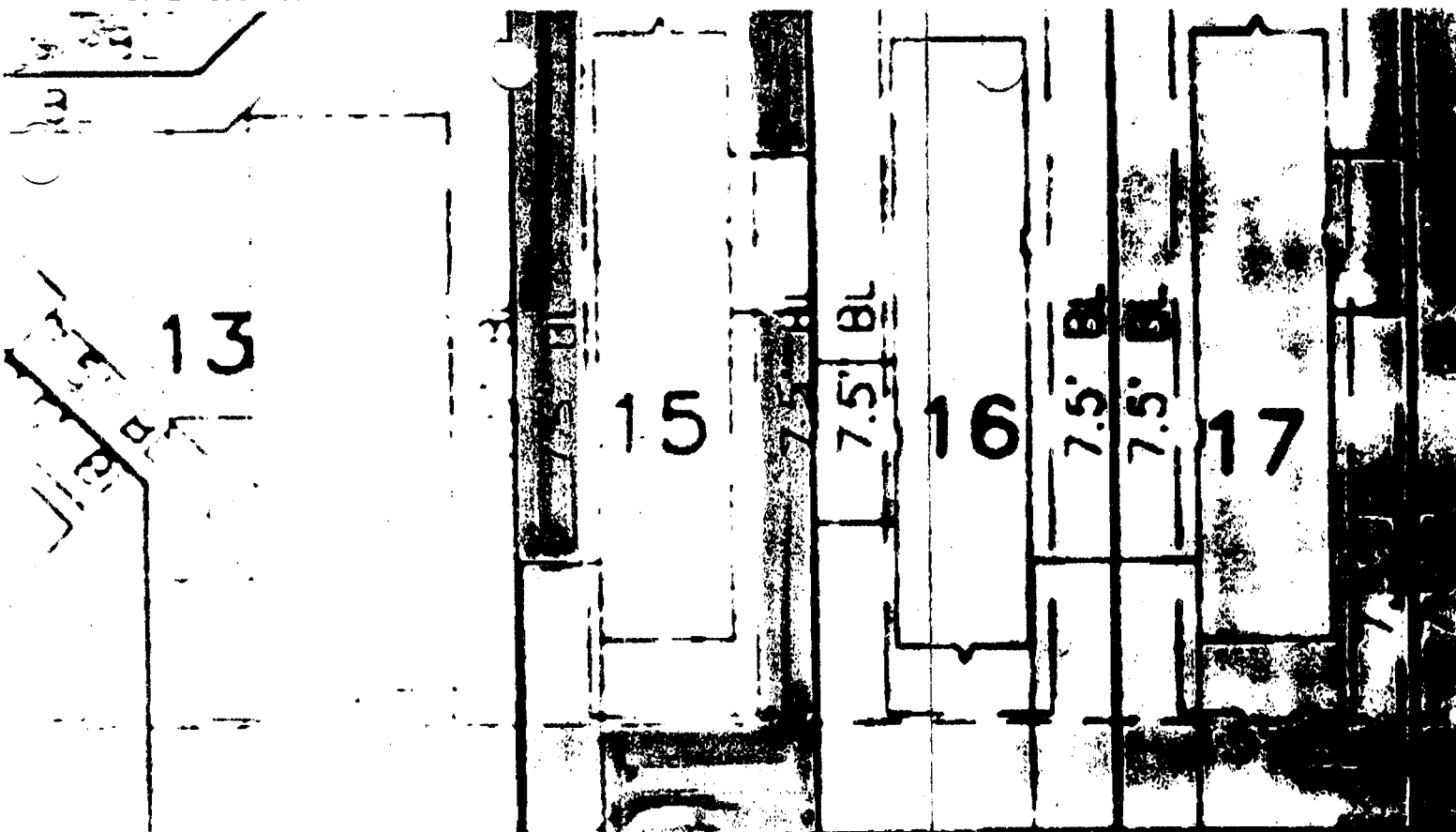
Department Approval [Signature] Date 8-1-97

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

Utility Accounting [Signature] Date 8/1/97

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)



← NIAGARA CIRCLE SOUTH →

NIAGARA CIRCLE

2806 Niagara Cir. South

Expired, Berg
 Renewed
 8/1/97
 RSE

DRIVEWAY, PARKING

EASEMENTS

PROPOSED STRUCTURE

ACCEPTED *Ronnie 8/1/97*
 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.

~~ACCEPTED *SUC 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 OIC
J. White
 7-30-97

~~DRIVEWAY
 LOCATION OIC
J. White
 12-20-96~~