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BLDG PERMIT NO. 66207

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2800 Niagra Circle N TAX SCHEDULE NO. 2943-182-19-011  
 SUBDIVISION Niagra Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 384  
 FILING 2 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 16x80 House  
 (1) OWNER Byron Walker NO. OF DWELLING UNITS  
 BEFORE: one AFTER: 2 THIS CONSTRUCTION  
 (1) ADDRESS 2800 Niagra Village Circle NO. OF BLDGS ON PARCEL  
 BEFORE: one AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 243-6914  
 (2) APPLICANT Bill Dunning USE OF EXISTING BLDGS Home  
 (2) ADDRESS 1267 N<sup>th</sup> 15<sup>th</sup> DESCRIPTION OF WORK AND INTENDED USE: 1 car  
 (2) TELEPHONE 241-2405 Garage 16'x24'

**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 \_\_\_\_\_ 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 Bill Dunning Date 7-22-98  
 Department Approval Anta J. Costello Date 7-23-98

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

Utility Accounting [Signature] Date 7/23/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

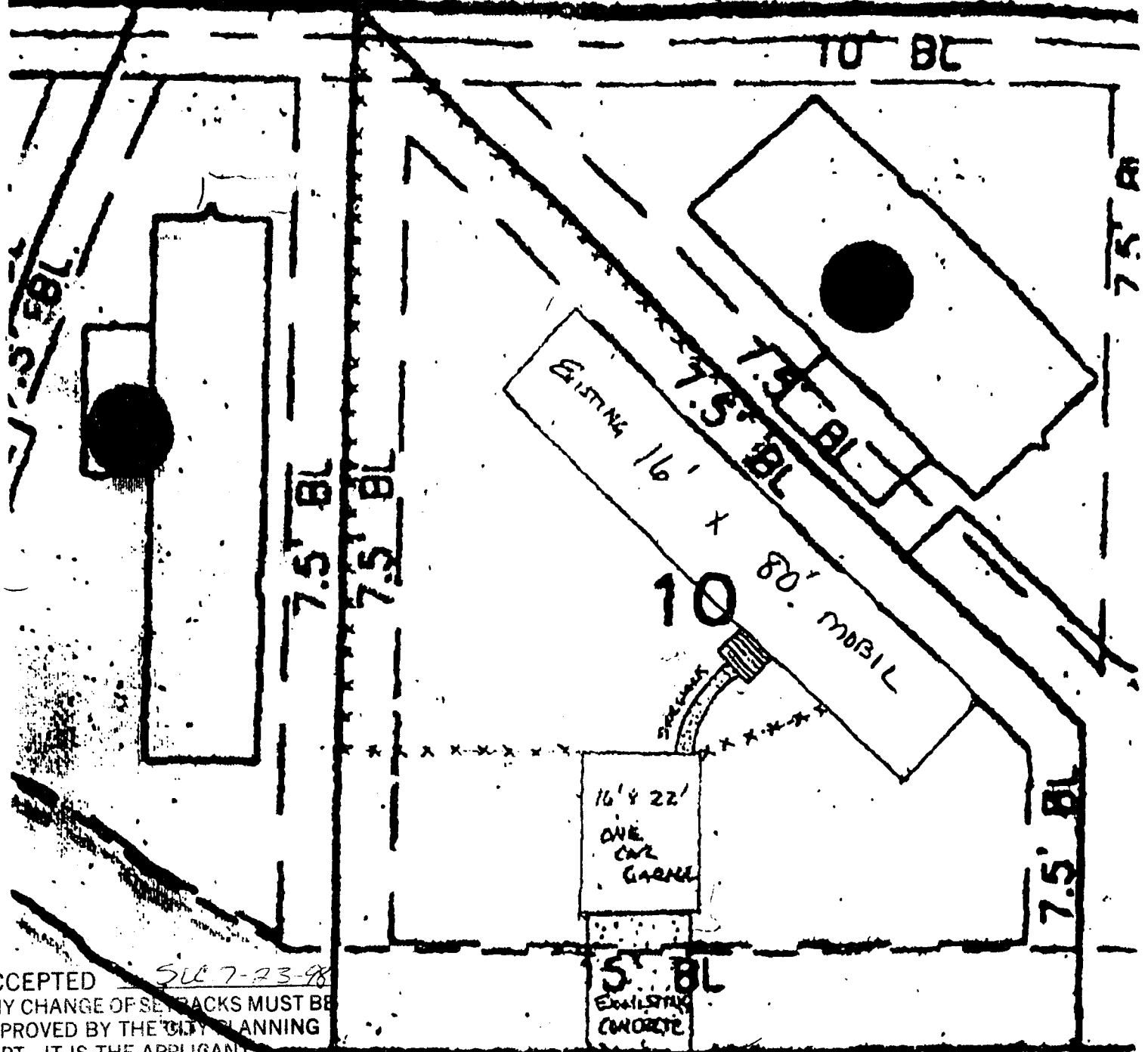
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Co./Dept. <i>Renov</i>	Co. <i>NAUCCO</i>
Phone #	Phone #
Fax # <i>21-4015</i>	Fax #

May-12-98 02:17P Parkerson Const.

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ACCEPTED *SU 7-23-98*  
 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.

PROPOSED ONE CAR GARAGE 16' X 22' APPROX.  
 PROPOSED 6' CROAZL PRIVACY FENCING (xxx)

Fence and Garage Proposal  
 2/2/98