FEE\$ \O,	BLDG PERMIT NO. 65363	
SIF\$ 292-	COLUMN AND AND AND AND AND AND AND AND AND AN	
	GCLEARANCE	
	ential and Accessory Structures) • <b>velopment Department</b>	
<u></u>	North 20112 182 1820	
BLDG ADDRESS 2812 D. Ningro Circle	TAX SCHEDULE NO. 2943 - 182-19005	
SUBDIVISION Niagra Villiage	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1296 59 F4.	
FILING 2 BLK LOT 4	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Alan Parkerson	NO. OF DWELLING UNITS BEFORE:AFTER:THIS CONSTRUCTION	
"ADDRESS 2812 N. Niagra Circle	· · · · · · · · · · · · · · · · · · ·	
(1) TELEPHONE 242 - 3667	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
<sup>(2)</sup> APPLICANT <u>Steven</u> J. White	USE OF EXISTING BLDGS	
<sup>(2)</sup> ADDRESS 2305 Apricot Ct.		
<sup>(2)</sup> TELEPHONE (970) 242-2023	on permanent foundation	
, REQUIRED: One plot plan, on 8 ½" 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 C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘	
ZONE PR-5.8	Maximum coverage of lot by structures	
SETBACKS: Front $5'$ from property line (PL)	Parking Reg'mt	
or from center of ROW, whichever is greater	Special Conditions an building	
Side J, 5 from PL Rear J, 5 from E		

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).

CENSUS

Applicant Signature	Date 5-26-98
Department Approval K , Valde en SO	Date <u>5-28-98</u>
Additional water and/or sewer tap fee(s) are required: YES NO	W/O No. 11334
Utility Accounting	Date
VALUE FOR ANY MONTHS FROM SEF OF ISOLIANOS (October 0.2.00)	

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

(White: Planning)

Maximum Height \_

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

6

ANNX#

TRAFFIC

