

FEE \$ 10⁰⁰
 TCP \$ 0
 SIF \$ ~~2000~~ pd 12/3/98



BLDG PERMIT NO. 168089

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2813 Niagara Circle N TAX SCHEDULE NO. 2943-182-20-004
 SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1165
 FILING # 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER Eleanor Saddoris NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2813 Niagara Cr N
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT George Schuker USE OF EXISTING BLDGS Modular
 (2) ADDRESS 853 White Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 285 8967 Set Mod 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 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 7.5' 3 sides Special Conditions _____
 Rear _____ from PL
 Maximum Height _____
 CENSUS 7 TRAFFIC 39 ANN# _____

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).

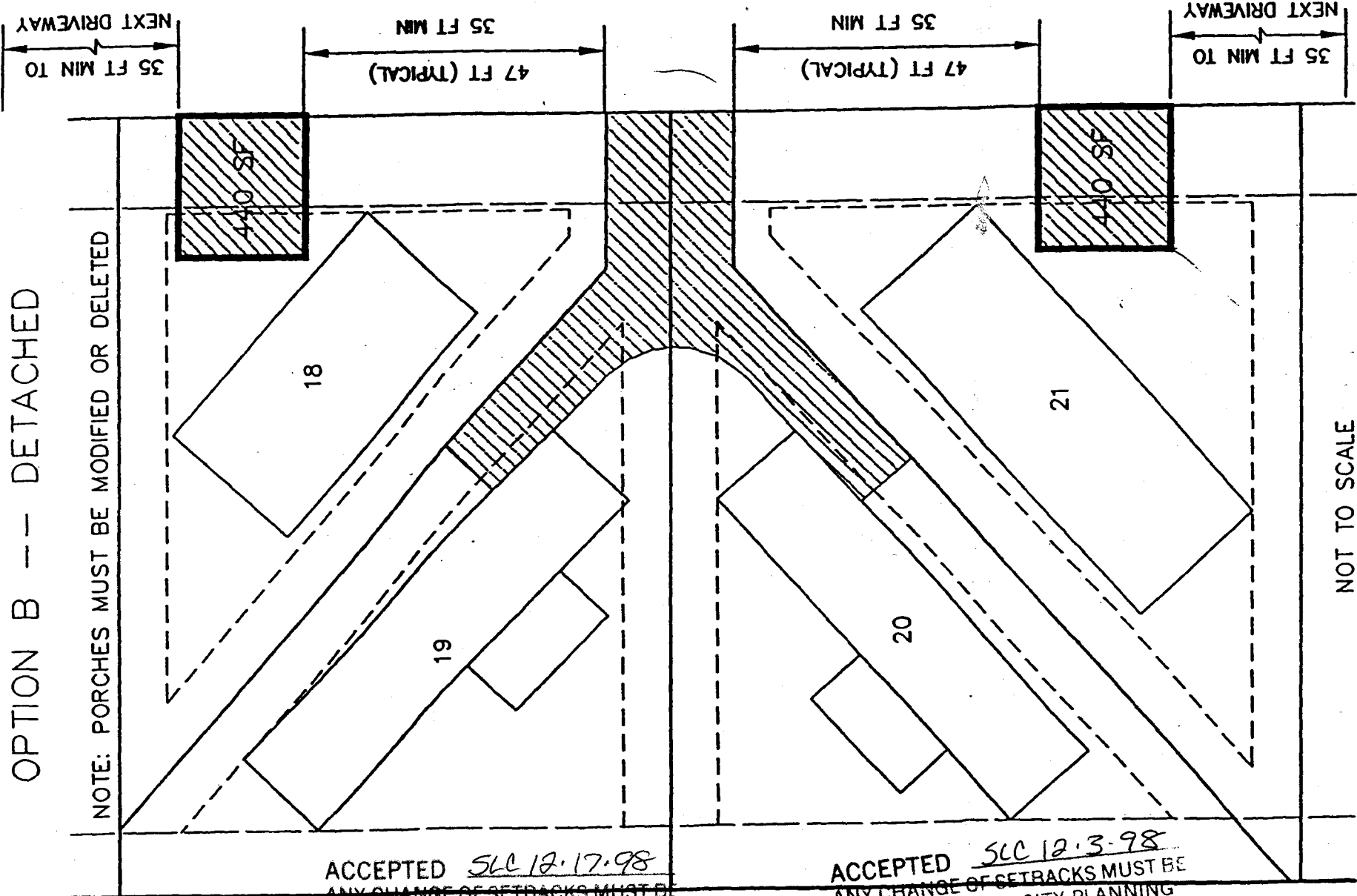
Applicant Signature [Signature] Date 17 Dec 98
 Department Approval [Signature] Date 12.17.98

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

Utility Accounting Klauer Date 12/17/98

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)

Charlie, this is the new driveway style.



ACCEPTED SLC 12.17.98
 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.

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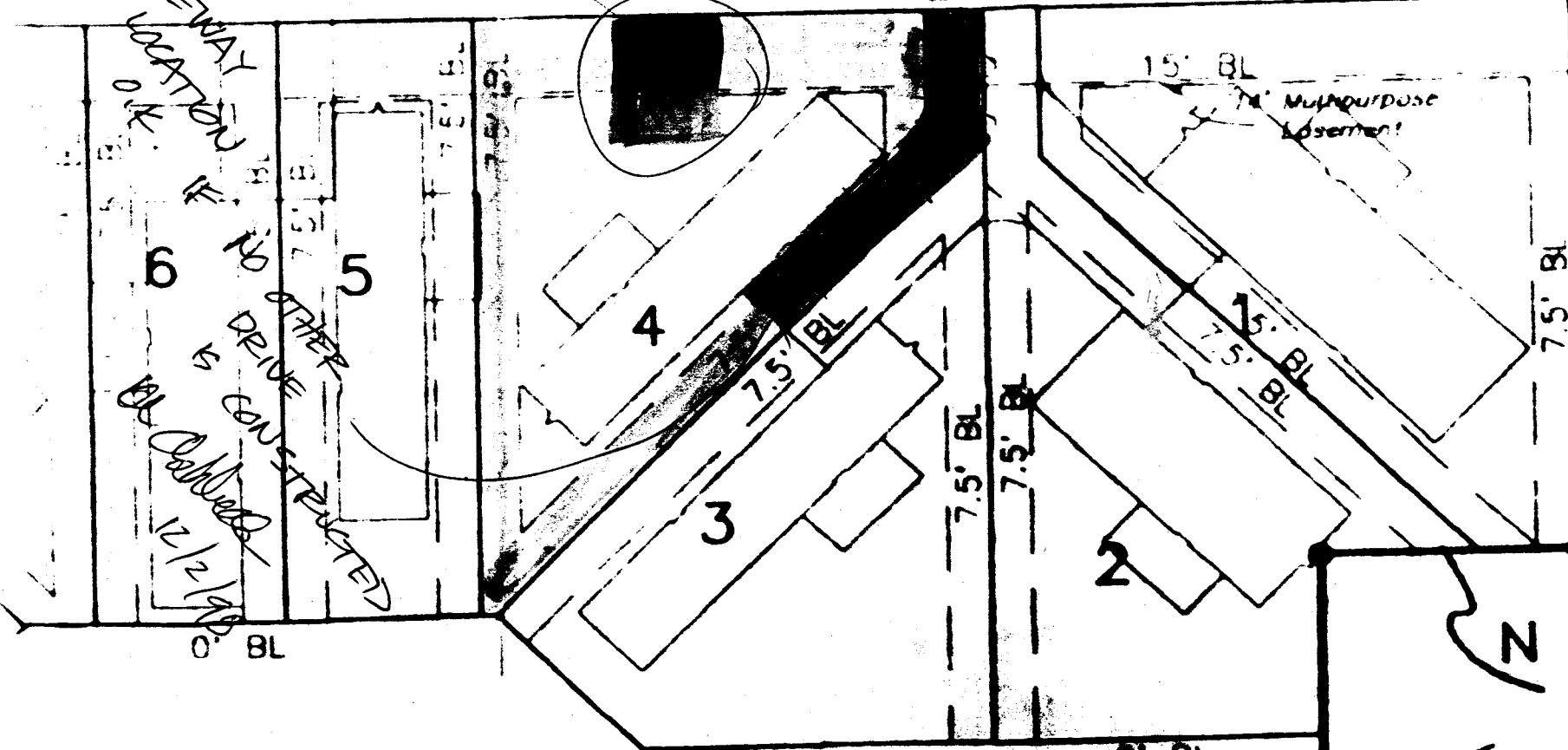
NIAGARA CIRCLE NORTH

PROPOSED STRUCTURE
 DRIVEWAY/PARKING SPACE
 EASEMENT

4 89°57'30" E 477.54'

N 00°02'30" W 147.40'

DRIVEWAY LOCATION IF NO OTHER DRIVE IS CONSTRUCTED
 12/12/98



COMMON AREA

REA
 N 89°57' 46.06"

7.05'

36.08'

83.00'

43'

42

ILE NORTH

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