

FEE \$ <u>10.00</u>
TCP \$ <u> </u>

BLDG PERMIT NO. 67018

SF-292-
-302

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2816 Niagara Circle N. TAX SCHEDULE NO. 2943-182-19-001

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx. 1200

FILING II BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA

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

(1) ADDRESS 710 S. 15th Street NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-242-8134

(2) APPLICANT SAME USE OF EXISTING BLDGS NA

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Place new

(2) TELEPHONE SAME single family home

REQUIRED: ONE (1) ~~two~~ plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PH-5.8 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' from PL Rear 10' from PL Special Conditions

Maximum Height

CENSUS TRACT 7 TRAFFIC ZONE 39

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 Charlie Rueda Date 9-22-98

Department Approval X. Valdez Date 9-22-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11609

Utility Accounting Date 9/22/98

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)

RTH

ACCEPTED *KVO-29-98*
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.

15' BL

10' BL

10' Utility Easement

3

5' BL

5' BL

7.5' BL

7.5' BL

7.5' BL

7.5' BL

7.5' BL

10' BL

43.04'

47.40'

NIAGARA CIRCLE NORTH

N 89°57'30" E

23.66'

N 13°07'52" E

81.06'

E

8

N 00°21'16" W

67.58'

FOUND #5 REBAR NO CAP

PROPOSED STRUCTURE

DRIVEWAY/PARKING SPACE

EASEMENT

14' MUL PURPOSE EASEMENT

BLOCK 6

*Drive Driveway
with Driveway
86-12-9-21-98*

14' AIR PURPOSE EASEMENT

2

W

