

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 105110

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2819 Niagara Circle N. TAX SCHEDULE NO. 2943-182-²⁰~~9~~-001
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx. 1200
FILING II BLK 2 LOT 1 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 USE OF EXISTING BLDGS NA
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: Place new
(2) ADDRESS SAME single family home
(2) TELEPHONE SAME

REQUIRED: ONE (1) ~~plot~~ 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 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
Side 7.5' from PL Rear 0' from PL Special Conditions #UD#NEBC91922
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 Rovedahl Date 4/30/98
Department Approval Santa J. Castella Date 4-30-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11243
Utility Accounting Debi Overholt Date 4-30-98

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)

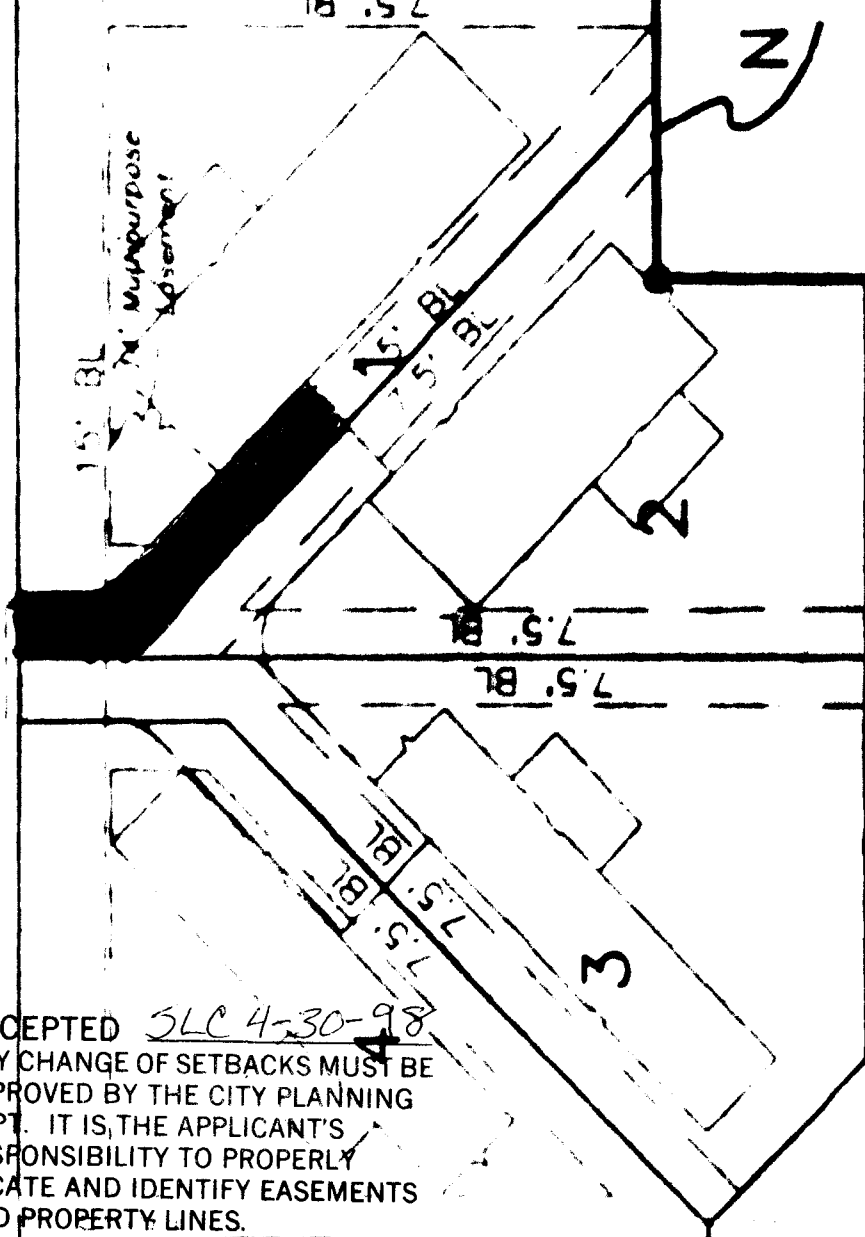
N 00°02'30" W 147.40'

N 89°57' 46.06"

AREA A

PROPOSED STRUCTURE
DRIVEWAY/PARKING SPACE
EASEMENT

Multipurpose Easement



ACCEPTED SLC 4-30-98
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.

NIAGARA CIRCLE NORTH

COMMON AREA
CITY OF A

DRIVEWAY LOCATION O.K.
V. [Signature] 4/29/98

NOTE: Construction of driveway shown in orange precludes construction of the driveway location approved with the plan Amendment. (i.e. driveway can be in one location or the other but not both)