

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>



BLDG PERMIT NO. 4030

none required

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

BLDG ADDRESS 2819 Niagara Circle Nor. TAX SCHEDULE NO. 2943-182-20-001

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 180 sq ft.

FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1280 sq ft.

(1) OWNER Alan Parkerson NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 710 S. 15th Street

(1) TELEPHONE 970-242-8134 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Kenneth Day / Mindy McDowell NO. OF EXISTING BLDGS home

(2) ADDRESS 2819 N. Niagara Circle DESCRIPTION OF WORK AND INTENDED USE: building a

(2) TELEPHONE 257-9686 6x6 porch + a 12x12 deck

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

Side 7.5' from PL Rear 0' from PL Special Conditions _____

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 Mindy McDowell Date 7/22/98

Department Approval Santa Costello Date 7-22-98

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

Utility Accounting P. Adams Date 7-22-98

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

ACCEPTED *SLC 7-22-98*
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.

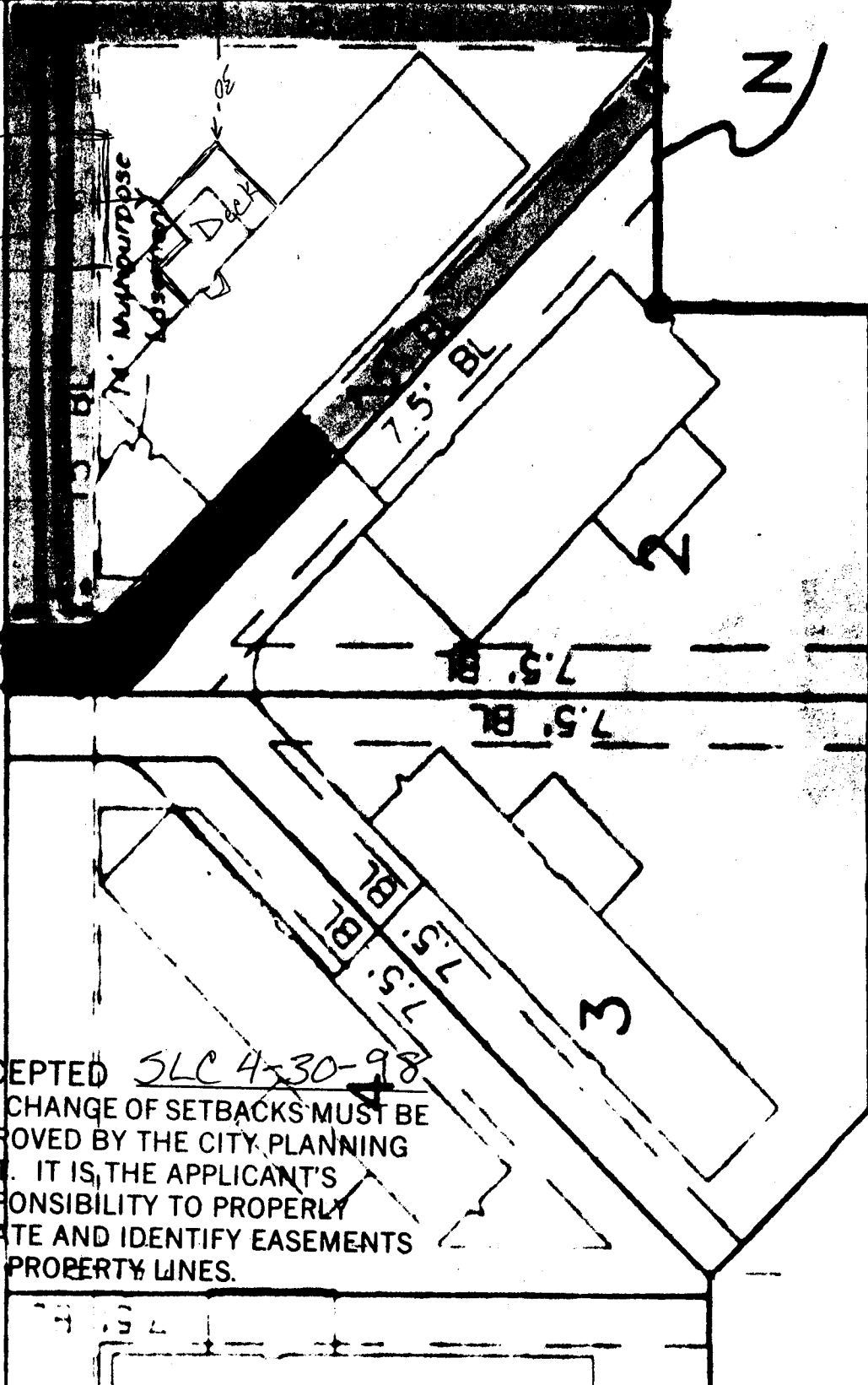
N 89°57' 46.06"

N 00°02'30" W 147.40'

AREA A

PROPOSED STRUCTURE
DRIVEWAY/PARKING SPACE

EASEMENT Drive



This drive not built

CIRCLE NORTH

89°57' 46.06" E 147.54'

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.

AREA