

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 105110

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2801 ~~W~~ ^{South} Niagara Cir TAX SCHEDULE NO. 294318219027

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11657

FILING 2 BLK 1 LOT 26 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Edward Pettit NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2810 So Niagara Cir NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 244-8605 USE OF EXISTING BLDGS 0

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS Same INSTALLATION of manufactured home

(2) TELEPHONE _____

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RH-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 Must be HUD approved - cannot overhang into easement

Maximum Height _____ CENSUS 7 TRAFFIC 39 ANNEX# _____

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 Edward M. Pettit Date 10 April 1998

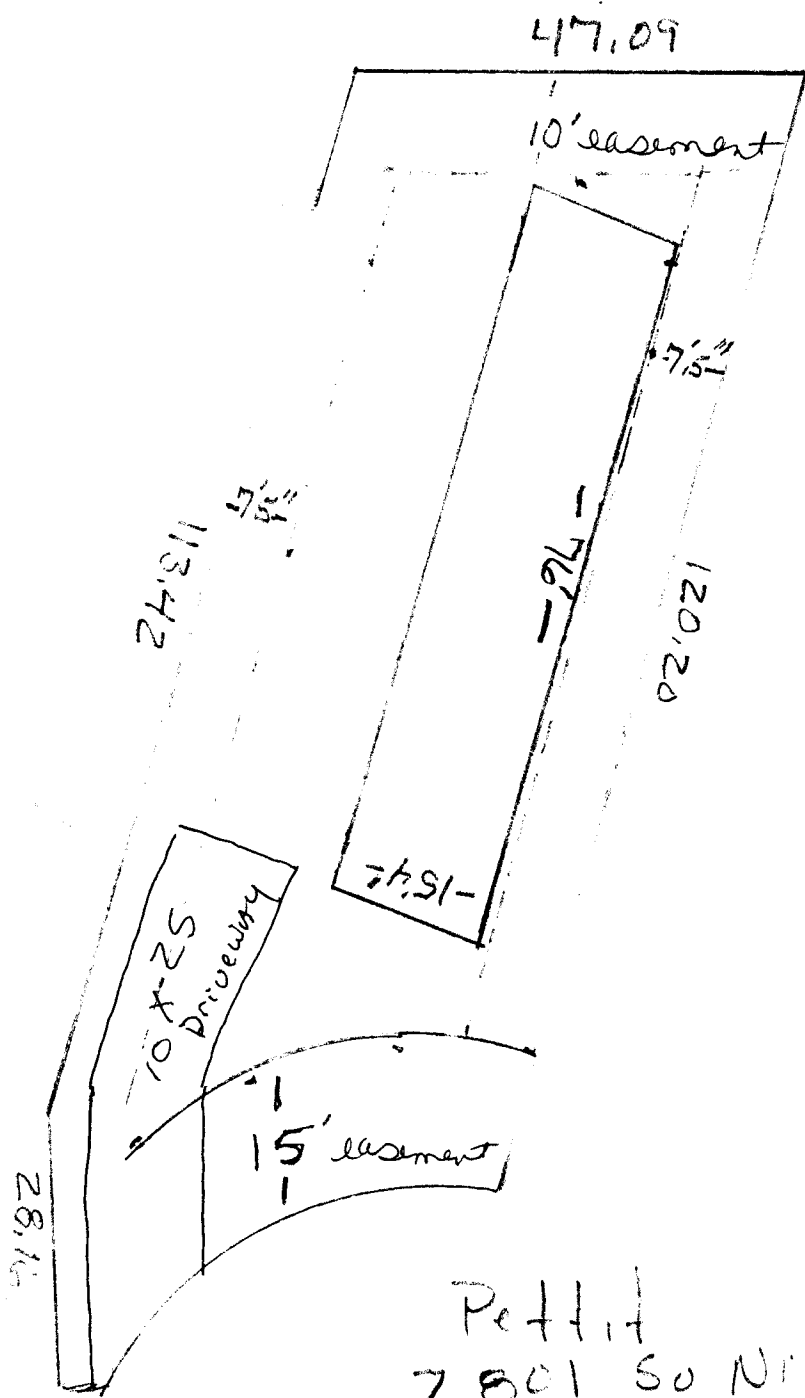
Department Approval X. Valdez Date 4-10-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11185

Utility Accounting Debi Overholt Date 4/10/98

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)



ACCEPTED XV 4-10-98
 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.

DRIVEWAY LOCATION O.K.

Bill Sahlsted
 4/9/98

Pettit
 2801 So Niagara Cir
 Filing 2 Bk 1 Lot 26
 Grand Jet Co 21501