

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 03032

pd 3/13/97
only for clearance
w/ foundation

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 779 W. NIAGARA CIR TAX SCHEDULE NO. 2943-182-19-022

SUBDIVISION NIAGARA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 676 *mobile home*

FILING 2 BLK 1 LOT 21 SQ. FT. OF EXISTING BLDG(S) 57

(1) OWNER GARY P. WITHERS NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 745 W. WILSHIRE CT NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
Grand Junction

(1) TELEPHONE 241-2100 USE OF EXISTING BLDGS Residential

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

(2) ADDRESS _____

(2) TELEPHONE _____ mobile home installation

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 _____
or _____ from center of ROW, whichever is greater

Side 7.5 from PL Rear 7.5 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 [Signature] Date 2/5/98

Department Approval [Signature] Date 2-5-98

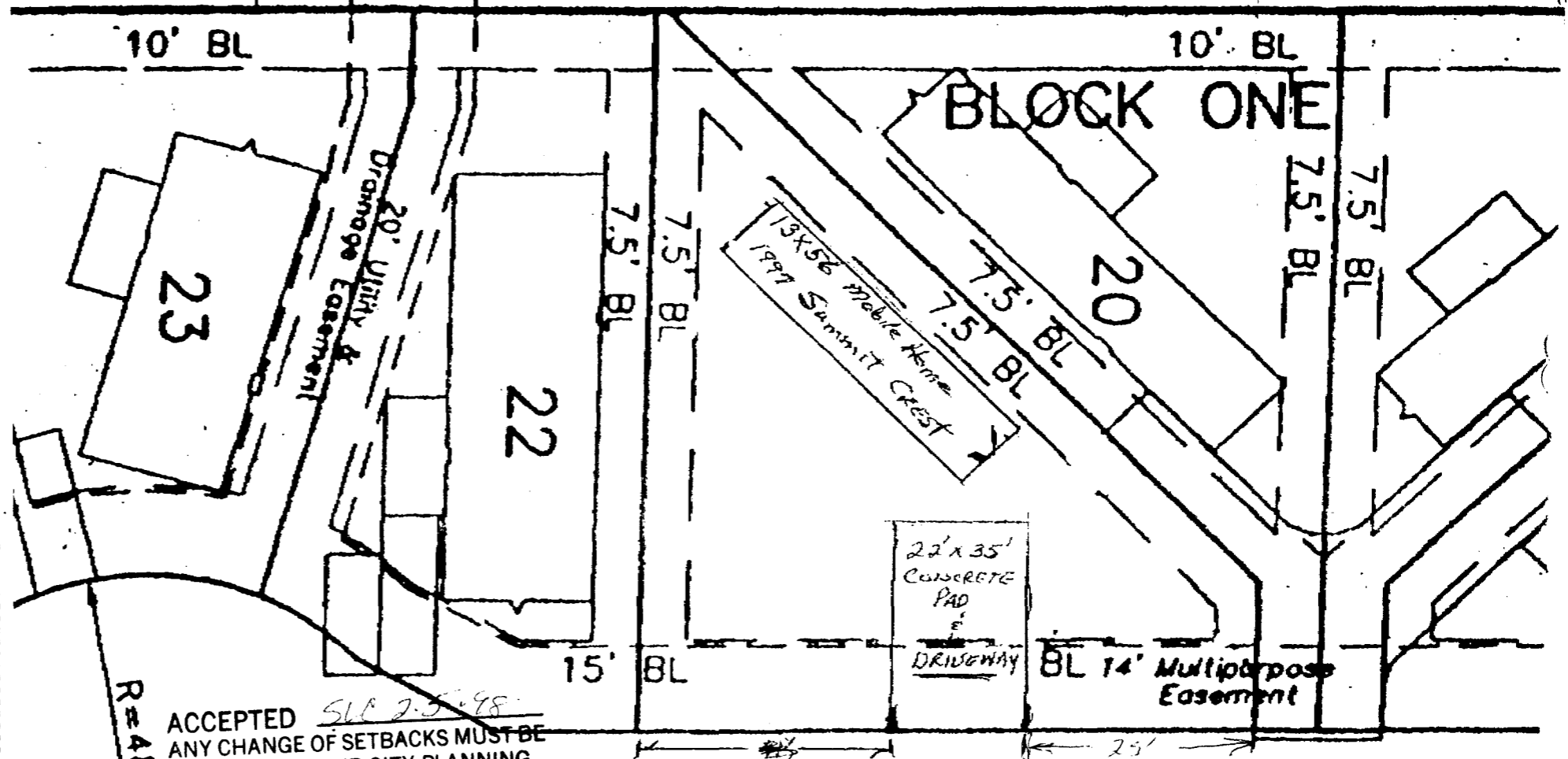
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. TR 83669 *perm 1710*
also pd 3-13-97

Utility Accounting [Signature] Date 2-5-98

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°08'59" W



ACCEPTED SLC 2-5-98
 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 WEST

S 00°08'30" E 367.46'

SITE PLAN Lot 21 BLOCK 1
PAT & BRENDA Withers

Site Plan for Lot 21
 OK subject to approval 2-29-98
 by City of Grand Jct.

Alan Parker - Don Parker
 A & G Partners

DRIVEWAY
 LOCATION OK.
W. Ashbeck
 2/5/98