

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. 72648

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2806 NIAGARA CIRCLE No. 7 SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-182-19-001 SQ. FT. OF EXISTING BLDGS 16' X 80'

SUBDIVISION NIAGARA VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER HELEN IV AND WALTER B. KENNEDY NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2806 NIAGARA CIRCLE No. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 243-8916 DESCRIPTION OF WORK & INTENDED USE Deck

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(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 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) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions None

CENSUS 7 TRAFFIC 39 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Helen N. Kennedy Date 10/29/99

Department Approval Pat Pit Date 10-29-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no charge</u>
Utility Accounting	<u>Patte Vanover</u>		Date <u>10/29/99</u>

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)

2806 Niagara Circle North

