

70708 - foundation

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰ Pd

6/18/99 w/foundation



BLDG PERMIT NO. ~~70708~~

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2814 Niagara Circle North
Grand Junction, Co. 81501 TAX SCHEDULE NO. 2943-182-19-004

SUBDIVISION Niagra Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1178

FILING BLK 7 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Christopher M. Larson
Sarah M. Candelaria NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2814 Niagara Circle North NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 256-7958 USE OF EXISTING BLDGS Residence

(2) APPLICANT Palm Harbor Village DESCRIPTION OF WORK AND INTENDED USE:
new home foundation

(2) ADDRESS 2507 Hwy 6 S 50 65 CO.

(2) TELEPHONE 970-242-2500

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 PR5.8 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 10' from PL Special Conditions building envelopes
per plan - attached

Maximum Height _____ CENSUS 7 TRAFFIC 39 ANNEX# _____

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 [Signature] Date 7-1-99

Department Approval [Signature] Date 7-1-99

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

Utility Accounting [Signature] Date 7-1-99

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)