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

BLDG PERMIT NO. 72852



Your Bridge to a Better Community

2693-1683

BLDG ADDRESS 2824 N Niagara Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 8' x 16' x 128

TAX SCHEDULE NO. 2943-182-16-006 SQ. FT. OF EXISTING BLDGS 1200 x 128

SUBDIVISION Niagara Falls TOTAL SQ. FT. OF EXISTING & PROPOSED 1328

FILING 1 BLK 1 LOT 6

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Charles Finley

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2824 N Niagara Cir

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 241 5271

DESCRIPTION OF WORK & INTENDED USE In large porch

(2) APPLICANT Cary Hayden

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 1935 Palisades St

(2) TELEPHONE 245 3171

**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 P.R. 58

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required YES \_\_\_\_\_ NO \_\_\_\_\_

Side 7.5' from PL, Rear 10' from PL

Parking Req'mt Set backs are per building

Maximum Height 32'

Special Conditions \_\_\_\_\_

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 11/11/99

Department Approval [Signature]

Date 11-12-99

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			Date <u>11/12/99</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)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

**FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.**

