

FEE \$ 10⁰⁰
TCP \$ 292⁰⁰

BLDG PERMIT NO. 69910

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

THIS SECTION TO BE COMPLETED BY APPLICANT

2943-182-20-007

BLDG ADDRESS 2807 Niagara Circle N.

TAX SCHEDULE NO. ~~2943-182-19-001~~

SUBDIVISION Niagara Village

SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx. 28x64

FILING II BLK 2 LOT 7

SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER A & G Partnership

NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 710 S. 15th Street

NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-242-8134

(2) APPLICANT SAME

USE OF EXISTING BLDGS NA

(2) ADDRESS SAME

DESCRIPTION OF WORK AND INTENDED USE: Place new

(2) TELEPHONE SAME

single family home - foundation

ONE (1)

REQUIRED: ~~plot plans~~ plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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)
or - from center of ROW, whichever is greater

Parking Req'mt 2

Side 7.5 from PL Rear 7.5 from PL

Special Conditions _____

Maximum Height _____

CENSUS TRACT 7 TRAFFIC ZONE 39

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 Charlie Rosedahl Date 4/30/99

Department Approval Anto Castello Date 5-3-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12177

Utility Accounting Darcy Hope Date 5/3/99

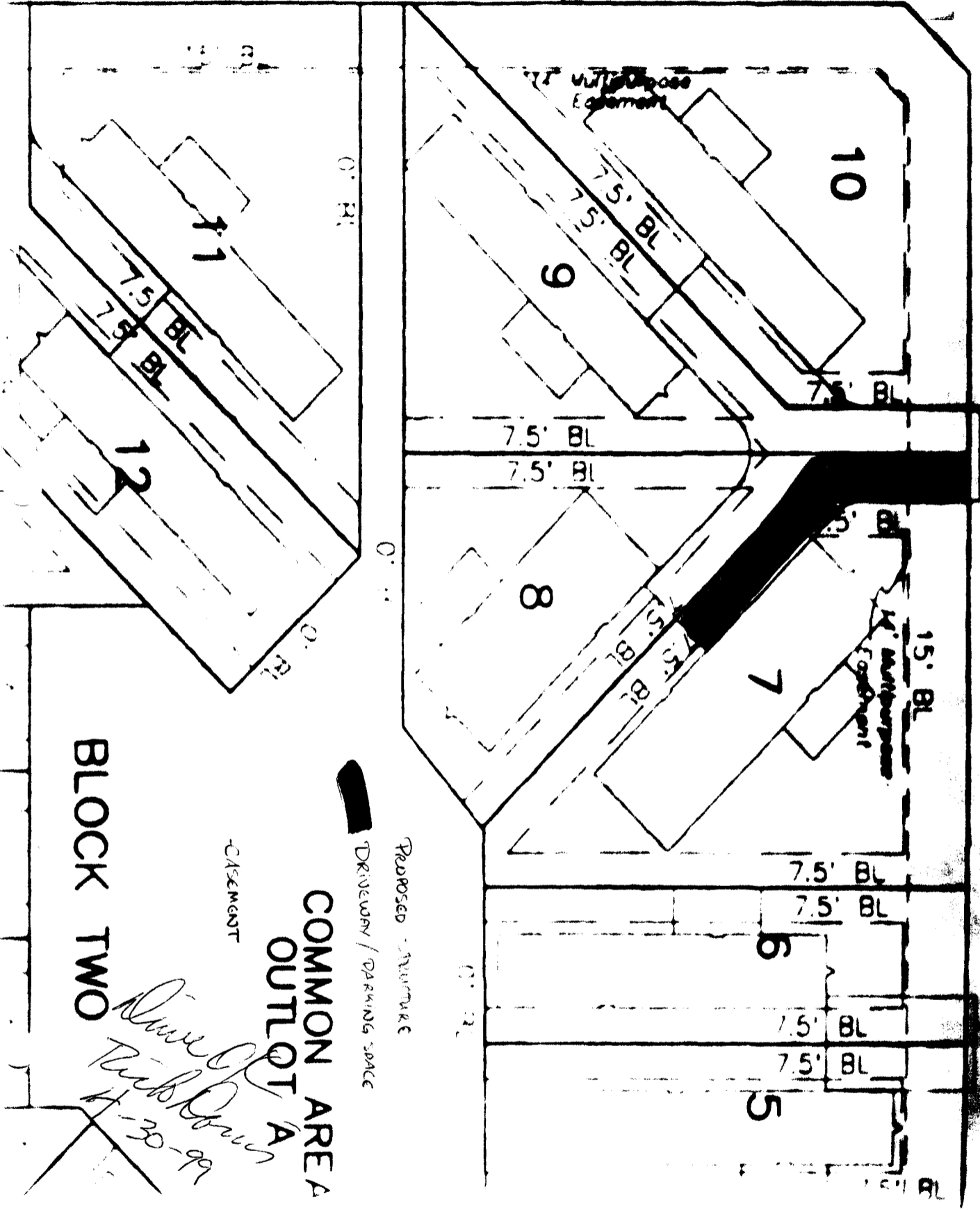
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

AGARA CIRCLE WEST

S 00°08'30" E 367.46'

ACCEPTED *SLC 5-3-99*
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.



BLOCK TWO

COMMON AREA
OUTLET A

*Dave J. Tribbiani
4-30-99*

← NIAGARA