

FEE \$ 10.00
TCP \$ —
SIF \$ <i>already paid on previous planning clearance 1996.</i>



BLDG PERMIT NO. <u>71947</u>

43044-23521

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

032

BLDG ADDRESS 2811 NIAGARA CR. S. TAX SCHEDULE NO. 2943-182-19-008

SUBDIVISION NIAGARA VILLAGE HD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1216

FILING BLK 1 LOT 31 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MICHAEL BAILEY NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2811 NIAGARA CR. S. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE NA USE OF EXISTING BLDGS Residence

(2) APPLICANT DAVID MARYK DESCRIPTION OF WORK AND INTENDED USE: MANUFACTURE

(2) ADDRESS 371-2742 RD G.S. CO. 81507 Home

(2) TELEPHONE 255-1998

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 7.5' from PL Rear 10' from PL Special Conditions replacing manuf. home

Maximum Height _____ CENSUS 87 TRAFFIC 39 ANNX# _____

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 David Maryk Date 9/13/99

Department Approval Ronnie Edwards Date 9-17-99

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

Utility Accounting Marshall Call Date 9-17-99

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

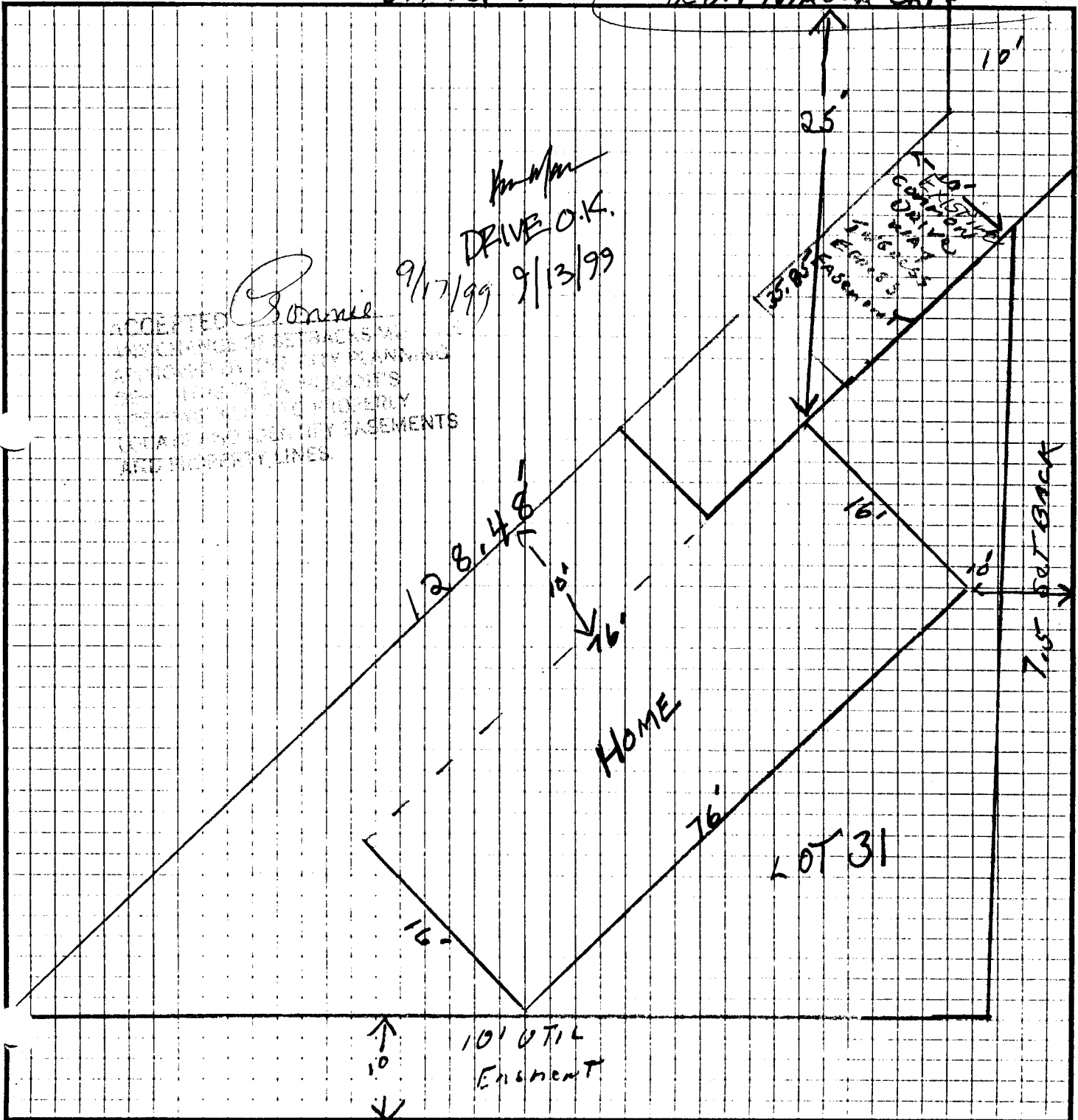
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

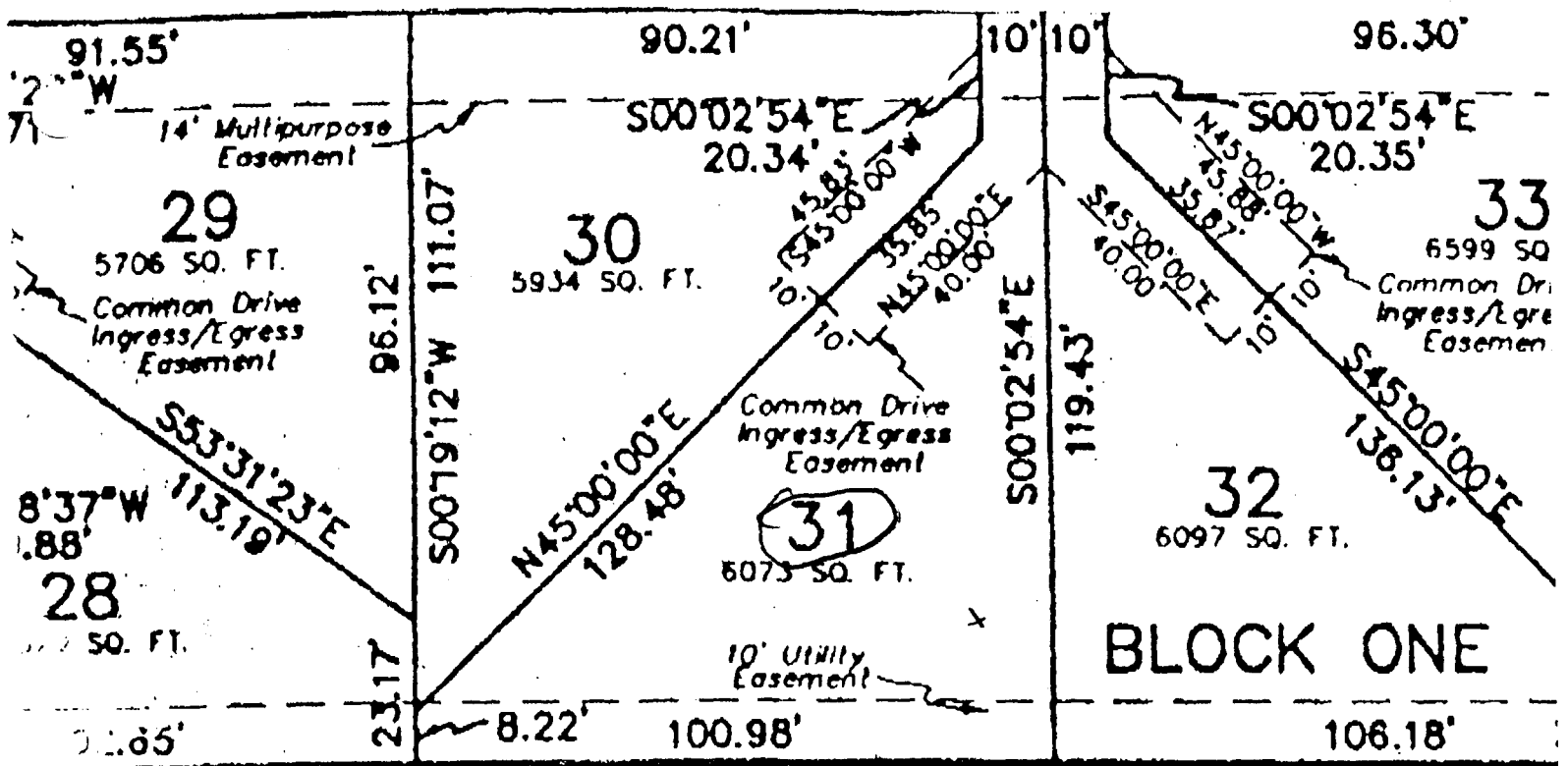
IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 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.

Street NORTH 2811 NIAGARA CR. 50.





BLK 1
 LOT 31

ATTN: Record

2811 Niagara Falls Blvd
 "Bailey"