p45-		
FEE\$	10.00	
TCP\$	0	
SIF\$	292.00	
\$ 302.00		(



BLDG PERMIT NO.

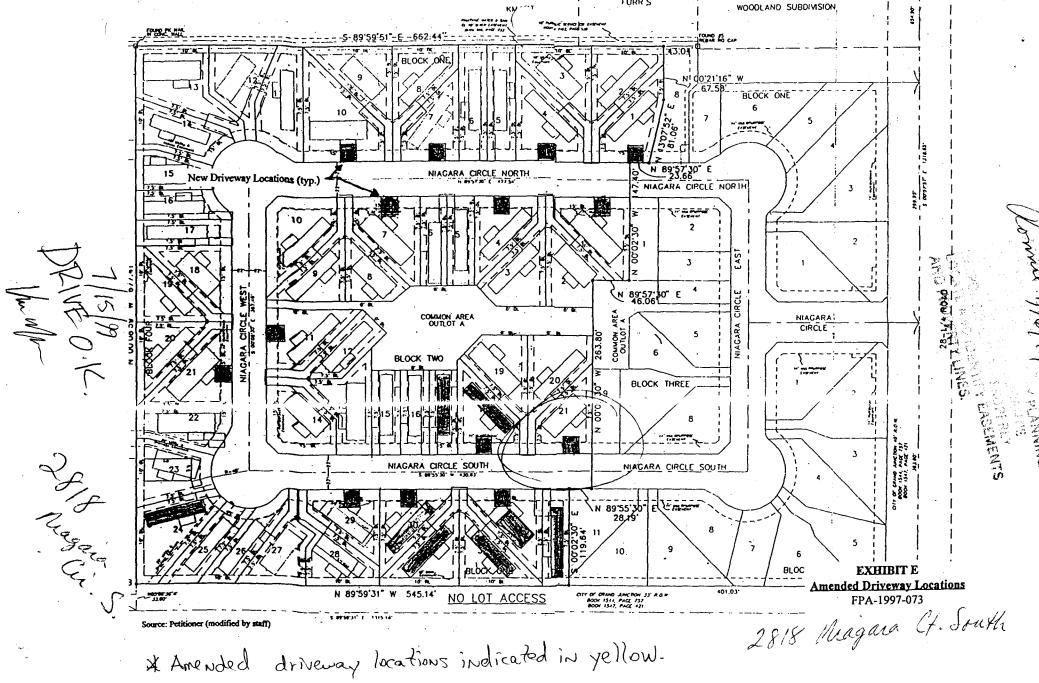


## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2818 NIAGARA CL S.	TAX SCHEDULE NO. 2943-182-20-021		
subdivision <u>Niagara Village#2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION / 280		
FILING BLK 2 LOT 3)	SQ. FT. OF EXISTING BLDG(S)		
OWNER CHRISE 4 DIAMA L.	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION		
(1) ADDRESS 21365 45 HIWAY 40 #	NO. OF BLDGS ON PARCEL		
(1) TELEPHONE (77) TELEPHONE (77)	BEFORE: AFTER: THIS CONSTRUCTION		
(2) APPLICANT HOME TOWN HOMES	_		
(2) ADDRESS 1109 KISE ST. CLAIG	DESCRIPTION OF WORK AND INTENDED USE: MANUFICILIES		
(2) TELEPHON $\frac{670}{326}$ $\frac{824.9550}{470}$	Home Home		
REQUIRED: One plot plan, on 8 ½" 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 /5 from property line (PL) or from center of ROW, whichever is greater	Parking Req'mt		
Side from PL Rear from P Maximum Height			
Maximum Height	census $7$ 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 the information is correct; I agree to comply with any and all codes, o the project. I understand that failure to comply shall result in legal to non-use of the building(s).		
Applicant Signature 77 7000	Date 7/15-199		
Department Approval Fermie Elw	and Date 7/16/99		
Additional water and/or sewer tap fee(s) are required: Y	ES_NOY_WONO. Closedy Pel-		
Utility Accounting Date Date VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)			
(White: Planning) (Yellow: Customer) (Pir	nk: Building Department) (Goldenrod: Utility Accounting)		



NOTE: Original driveway locations (in pink) may not be constructed in addition to now drives. They can use either the pink on the yellow

