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| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 11209

\$302.00



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

260-2558000
8552-097

BLDG ADDRESS 2818 NIAGARA CR S. TAX SCHEDULE NO. 2943-182-20-021
 SUBDIVISION Niagara Village #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1280
 FILING BLK 2 LOT 21 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER CHRIS E + DIANA L. DECKER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 21365 US HWY 40 #39 MILNER CO. 80477 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970)
 (2) APPLICANT HOME TOWN HOMES USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 1109 ROSE ST. INK. CO. 81425 DESCRIPTION OF WORK AND INTENDED USE: MANUFACTURED HOME
 (2) TELEPHONE (970) 824-9550
(970) 326-6713

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 _____
 Maximum Height _____ CENSUS 7 TRAFFIC 39 ANN# _____

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 7/15/99
 Department Approval [Signature] Date 7/16/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. Already pd.
 Utility Accounting [Signature] Date 7/16/99

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)

2818 NIAGARA CIRCLE SOUTH
BLOCK 2 LOT 21 NIAGARA VILLAGE
FILING NO. TWO

APPROVED
7/14/99
THE
PLANNING
COMMISSION
FOR THE
CITY OF NIAGARA FALLS
ON BEHALF OF THE
LOCAL GOVERNMENT
AND PROPERTY OWNERS
AND PROPERTY LINES.

2818 Niagara Cir. S.

