

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 68353

SIF 292

PLANNING CLEARANCE

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

(PK)

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 482 Niagara Circle W. TAX SCHEDULE NO. 2943-182-20-011
~~2943-182-19-001~~

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx. 1200

FILING II BLK 2 LOT 11 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

(1) TELEPHONE 970-242-8134 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(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

REQUIRED: ONE (1) 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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side N-0' from PL Rear E-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 W. Cordahl Date 1-6-99

Department Approval Antonia Costello Date 1-7-99

ditional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11846

Utility Accounting R. Duncan Date 1/9/99

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)

NIAGARA CIRCLE WEST

S 00°08'30" E 367.46'

13' BL

15' BL

15' BL

22' 22'

9

8

0' B.

COMMON AREA

NO PARKING OR DRIVE OTHER THAN SHOWN.

11

12

BLO

15' BL

Multipurpose Easement

13

14

7.5' BL

7.5' BL

15

7.5' BL

7.5' BL

ACCEPTED
ANY CHANGE OF NETWORKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

PROPOSED STRUCTURE
DRIVEWAY/PARKING SPACE
EASEMENT

Drive OK
Paul Davis
1-6-99

NIAGARA
CIRCLE
SOUTH

22' 22'

15' B.

Multipurpose Easement