

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 70708

SIF 292⁰⁰

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

2943-182-19-004

BLDG ADDRESS 2814 Niagara Circle N. TAX SCHEDULE NO. ~~2943-182-19-001~~

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

FILING II BLK 1 LOT 3 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 - foundation only

ONE (1) REQUIRED: ~~three~~ 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 PR 5.8 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 7.5' from PL Rear 10' 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 Roredahl Date 6/17/99

Department Approval Senta Costello Date 6-18-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12348

Utility Accounting K Duncan Date 6/18/99

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)

ACCEPTED (*LC 6-18-99*)
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.

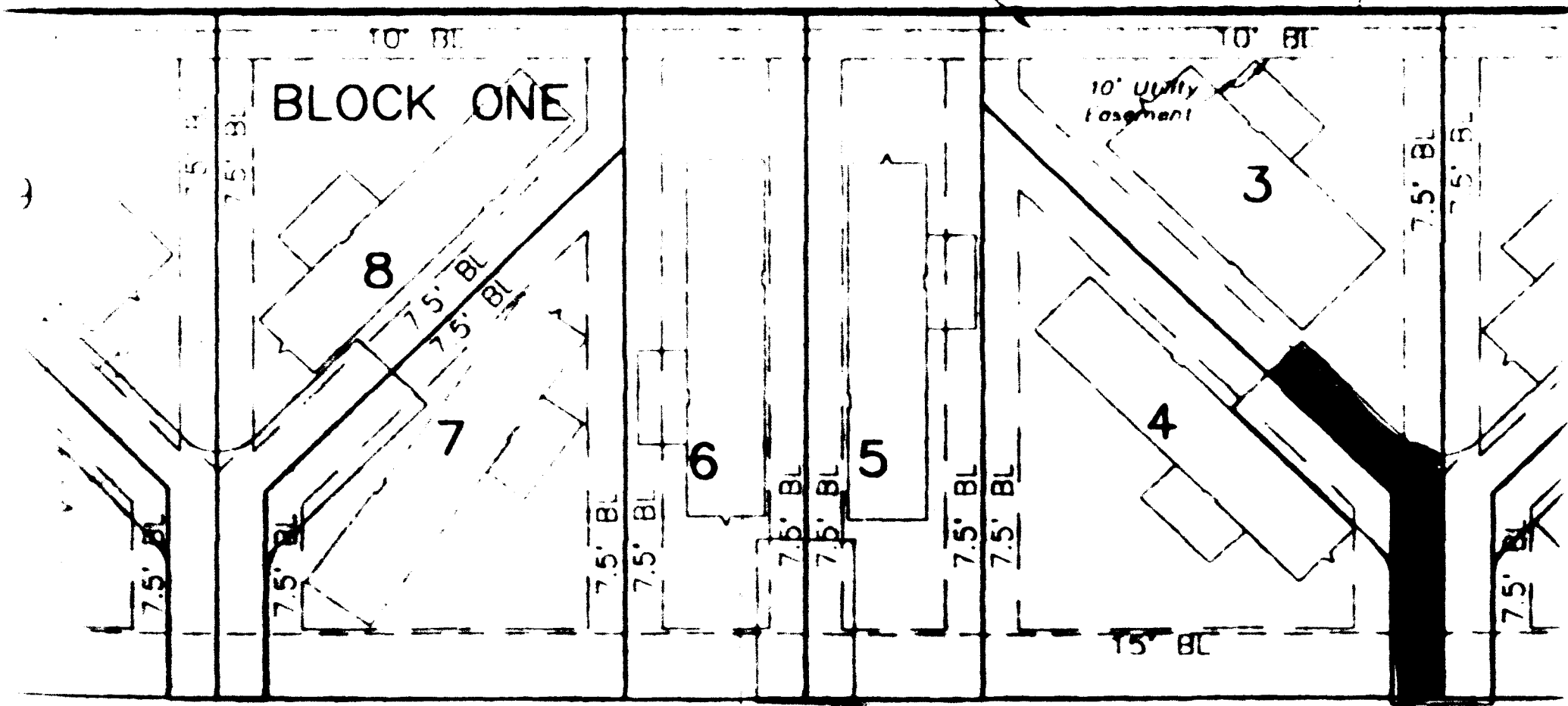
6/17/99
DRWE O.K.
km

KMARI

FRUITVALE WATER & SAN DIST
CL 10' SEWER EASEMENT
BOOK 1162, PAGE 733

2814 Niagara
CL 10' PUBLIC SERVICE CO EASEMENT
BOOK 1162, PAGE 530

9°59'51" E - 662.44"



NIAGARA CIRCLE NORTH

N 89°57'30" E 477.54'

PROPOSED STRUCTURE
DRIVEWAY/MARKING SPACE
EASEMENT