

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

2

BLDG ADDRESS 477E Niagara Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 160
 TAX SCHEDULE NO. 2943-182-18-008 SQ. FT. OF EXISTING BLDGS 1350
 SUBDIVISION Niagara Village TOTAL SQ. FT. OF EXISTING & PROPOSED 1510
 FILING _____ BLK 3 LOT 8 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) OWNER Robert D Langston Jr
 (1) ADDRESS 477E Niagara Cir USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 245-5013 DESCRIPTION OF WORK & INTENDED USE Deck
 (2) APPLICANT Robert D Langston Jr TYPE OF HOME PROPOSED:
 (2) ADDRESS 477E Niagara Cir Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-5013 Manufactured Home (HUD)
 Other (please specify) _____

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 7.5' from PL, Rear 7.5' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions ACC approval req'd
 CENSUS _____ TRAFFIC _____ ANN# _____

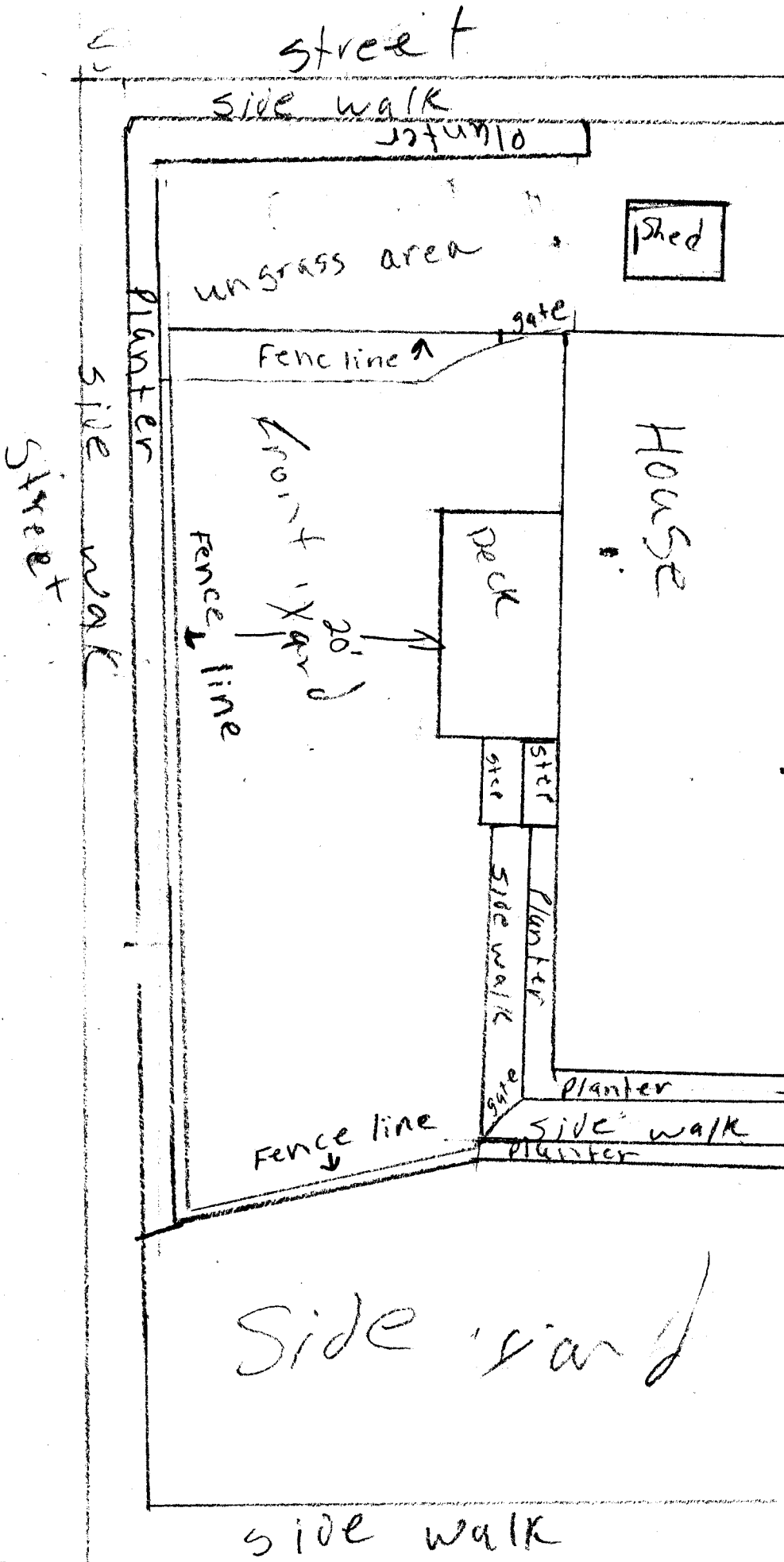
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Robert D Langston Jr Date 5-8-03
 Department Approval C. Taylor Wilson Date 5/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chgs</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>5/8/03</u>

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)



Drive way

5/8/03
 C. J. [Signature]
 ACCEPTED
 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