

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 2804 N. NIAGARA CR

No. of Existing Bldgs 1 Proposed 192

Parcel No. 2943-182-19-009

Sq. Ft. of Existing Bldgs 1325 SF Proposed 192

Subdivision NIAGARA VILLAGE

Sq. Ft. of Lot / Parcel 6283

Filing 2 Block 1 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Anita M. Humphrey

DESCRIPTION OF WORK & INTENDED USE:

Address 2804 N. NIAGARA CR

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Storage shed 12x16

City / State / Zip Grand Jet CO 81501

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name Anita Humphrey

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address 2804 N. NIAGARA CR

City / State / Zip Grand Jet CO 81501

NOTES: _____

Telephone 970-256-0487

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7.5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

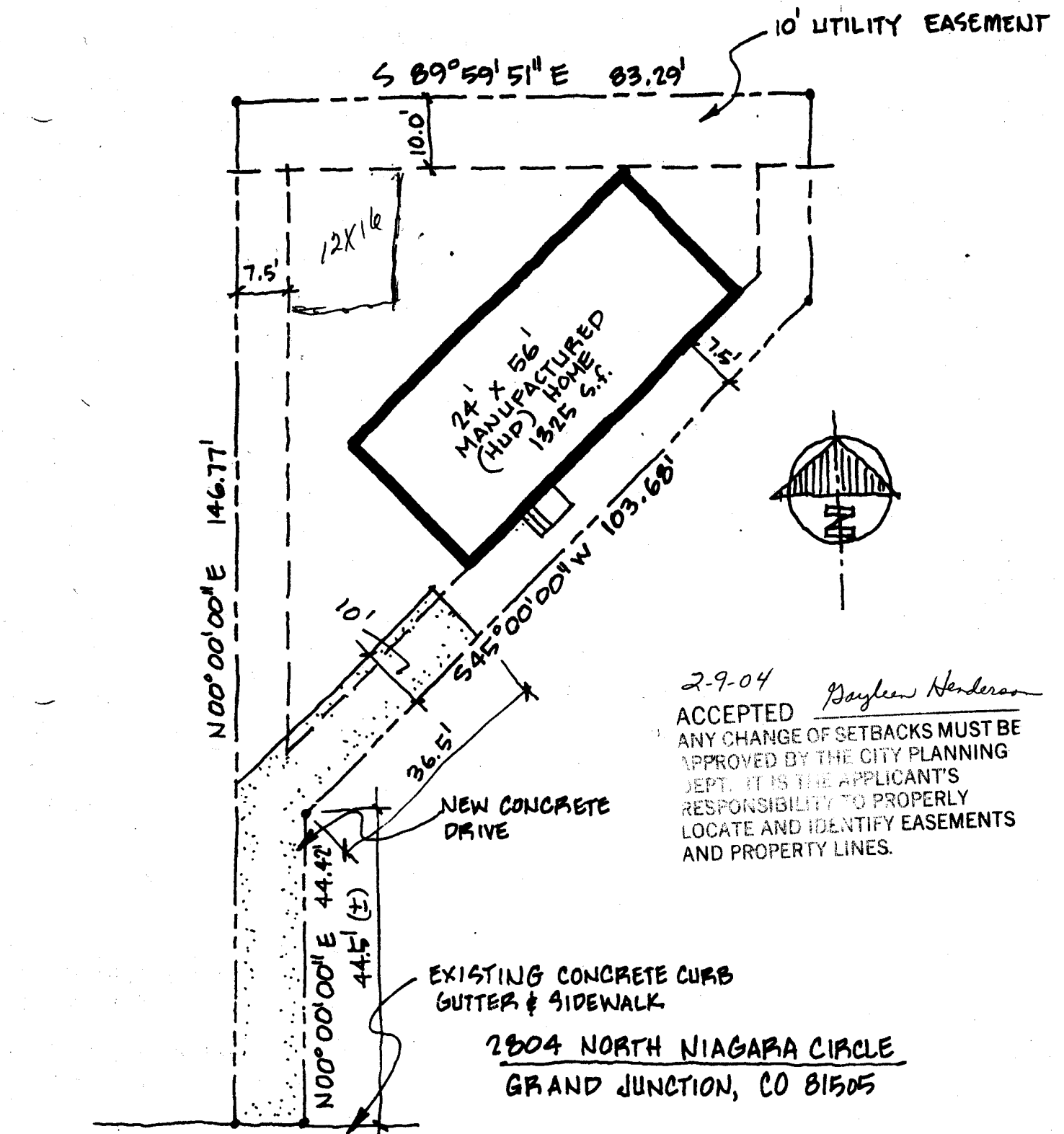
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Anita Humphrey Date 2/9/04
 Department Approval Gaylen Henderson Date 2-9-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No charges</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/9/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



N00°00'00"E 146.77'

N00°00'00"E 44.42'

44.5' (±)



2-9-04
ACCEPTED *Gayleen Henderson*
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.

PLOT PLAN
1" = 20'

DATE: 3-31-00