

PCR-2010-250

| | |
|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | / |
| SIF \$ | / |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

| |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

3 s, 34

175-0

Building Address 2810 S. Niagara Cir
 Parcel No. 2943-182-20-017
 Subdivision Niagara Village
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1218 Sq. Ft. Proposed 5
 Sq. Ft. of Lot / Parcel 3833.28
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3892.78
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name Chet Pritchett
 Address 1343 M¹/₄ Rd
 City / State / Loma 8524

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Cover existing handicapped ramp

APPLICANT INFORMATION:

Name Nathan Staton
 Address 235 Linden Ave
 City / State / LS 81503
 Telephone 970-234-6653

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 PLANNING STAFF | |
|--|--|
| ZONE <u>PO</u> SETBACKS: Front <u>Per Plan</u> from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____ Driveway Location Approval _____ (Engineer's Initials) | Maximum coverage of lot by structures _____ Permanent Foundation Required: YES _____ NO _____ Floodplain Certificate Required: YES _____ NO _____ Parking Requirement _____ Special Conditions _____ |

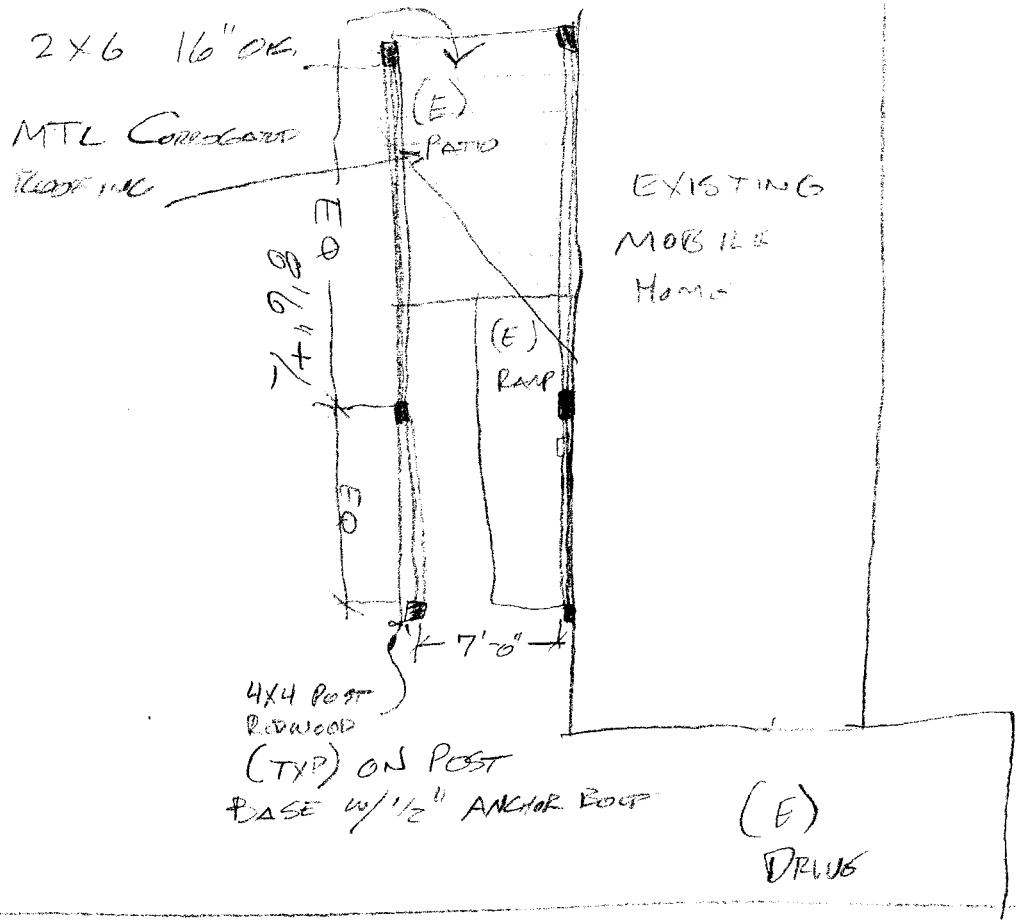
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 _____ Date 11-4-10
 Planning Approval Pat Overly Date 11/3/10

| | | | |
|--|---------------------|----|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>11-4-10</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



2010 S NIAGARA STREET

SITE PLAN

ACCEPTED *L.L. Ryland per PD*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

