

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 55633

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 474 Niagara Circle East TAX SCHEDULE NO. 2943-182-00053

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1280

FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Charlotte Baugh NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2930 Walnut ave

(1) TELEPHONE 241-5227 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Herrera Brothers Const USE OF EXISTING BLDGS —

(2) ADDRESS 219 1/2 Mitchell Rd GJct DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE 241-6840 mobile Home Set up

REQUIRED: Two (2) 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 — from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt —

Side — from PL Rear — from PL Special Conditions setbacks as per bldg envelopes

Maximum Height — CENS.T. 7 T.ZONE 39 ANN# —

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 Roy Herrera Date 4-4-96

Department Approval Marcia Rabinovitch Date 4-4-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9095

Utility Accounting — Date 4-4-96

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)

Charlotte Beach  
Block 2 - Lot 6  
474 Niagara Circle East



