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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

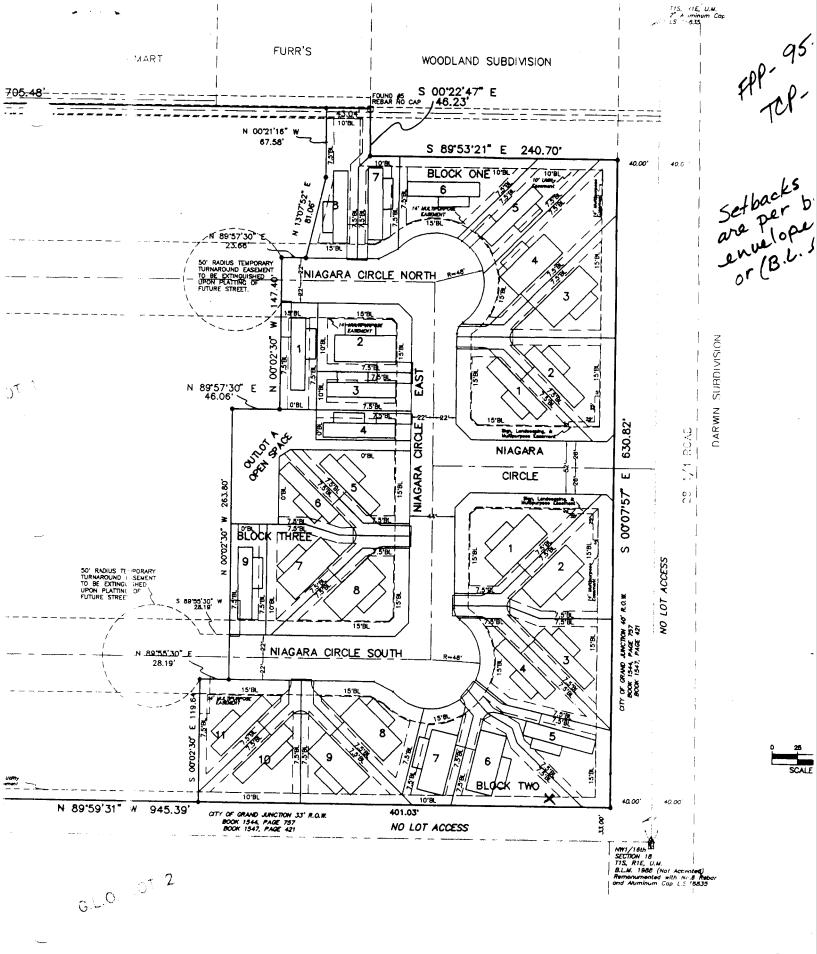
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## **™ THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 474 Ningara Circle Ed	AX SCHEDULE NO. 2943-182-00053			
SUBDIVISION Nagaxa Village	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1280			
FILING / BLK 2 LOT Le	SQ. FT. OF EXISTING BLDG(S)			
OWNER Charlotte Baugh	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION			
(1) ADDRESS 2930 Watnut ave	NO. OF BLDGS ON PARCEL			
(1) TELEPHONE $241-5227$	BEFORE: AFTER: /THIS CONSTRUCTION			
(2) APPLICANT Herrero Brothers Coast				
(2) ADDRESS 219 & Mitchell Rel Co	DESCRIPTION OF WORK AND INTENDED USE:			
(2) TELEPHONE 241-6840	mobile Home Soly			
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 191				
ZONE $PR-5.8$	Maximum coverage of lot by structures			
SETBACKS: Front from property line (PL)	Parking Req'mt			
or from center of ROW, whichever is greater	Special Conditions Letbacks as per bldg.			
Side from PL Rear from P	envelopes			
Maximum Height	CENS.T T.ZONE 39 ANNX#			
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 / Controls	Date 4-4-86			
Department Approval Marcia Habidians Date 4-4-94				
Additional water and/or sewer tap fee(s) are required: Y	res, / NO W/O No. 9095			
Utility Accounting Strage Heridick 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 Bargh BIX 2- Lotte 474 Ningara Civile Fast ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE ARREJOANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. DRIVEWAY
LOCATION AS
PER APPROVED

SITE PLAN
QUELLE PL



SITE NIAGARA FILING