

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56669

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 477 Niagara Circle East TAX SCHEDULE NO. 2943-182-00-053/054
 SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 LING 1 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) —
 OWNER Colorado West Realty NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 ADDRESS 101 W. 3rd P.O. Box 479
 TELEPHONE 464-0816 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 APPLICANT Herrera Brothers Const. USE OF EXISTING BLDGS —
 ADDRESS 219 1/2 Mitchell Rd DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE 241-6840 mobile Home Set Up - S/F

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 RRS.8 Maximum coverage of lot by structures —
 SETBACKS: Front 15' from property line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side 7.5' from PL Rear 15' from PL Special Conditions ACCO Approval Req'd
 Maximum Height — CENSUS TRACT 7 TRAFFIC ZONE 39

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).

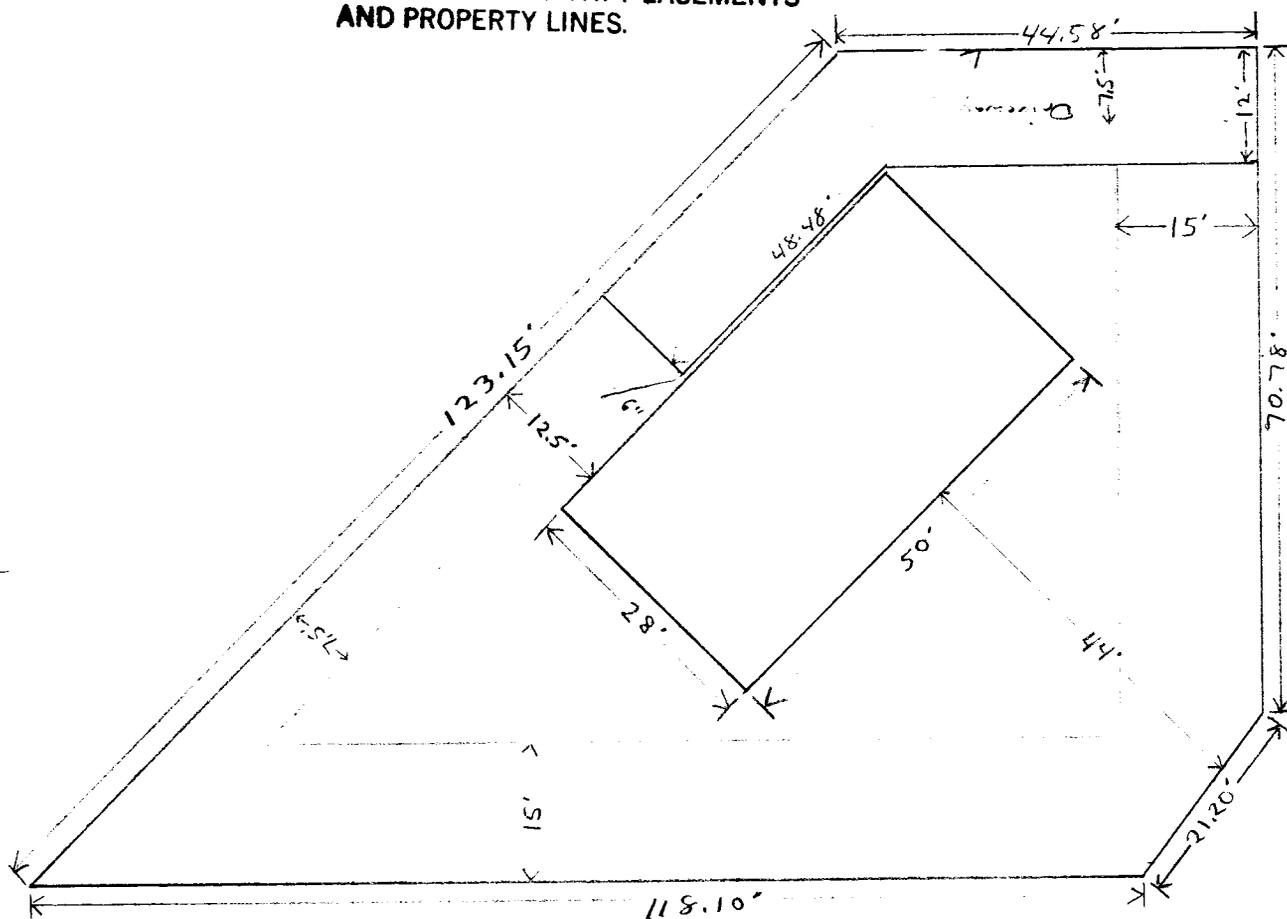
Applicant Signature [Signature] Date 6-28-96
 Department Approval Ronnie Edwards Date 7-1-96
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9315-S/F
 Utility Accounting Mellie Fowler Date 7-1-96

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)

Niagara Village
Lot 8 B/K 3
477 Niagara Circle East

ACCEPTED *Ronnie* 7/1/96
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.



DRIVEWAY LOCATION OK
AS PER PLAT

J. Rice
6-28-96