

FEE \$ 10.00  
TCP \$       

BLDG PERMIT NO. 57441

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 479 Niagara Circle East TAX SCHEDULE NO. 2943-182-18-007  
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1456 SR  
FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Colorado West Realty NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 101 W. 3rd P.O. Box 479  
NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Herrera Brothers Const. USE OF EXISTING BLDGS         
(2) ADDRESS 219 1/2 Mitchell Rd. 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 PK Maximum coverage of lot by structures         
SETBACKS: Front 15 from property line (PL) Parking Req'mt 2  
or        from center of ROW, whichever is greater  
Side 7 1/2 from PL Rear 10 from PL Special Conditions ACCO approval required  
Maximum Height        CENSUS TRACT        TRAFFIC ZONE       

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 Sept 6, 96

Department Approval [Signature] Date 9/9/96

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

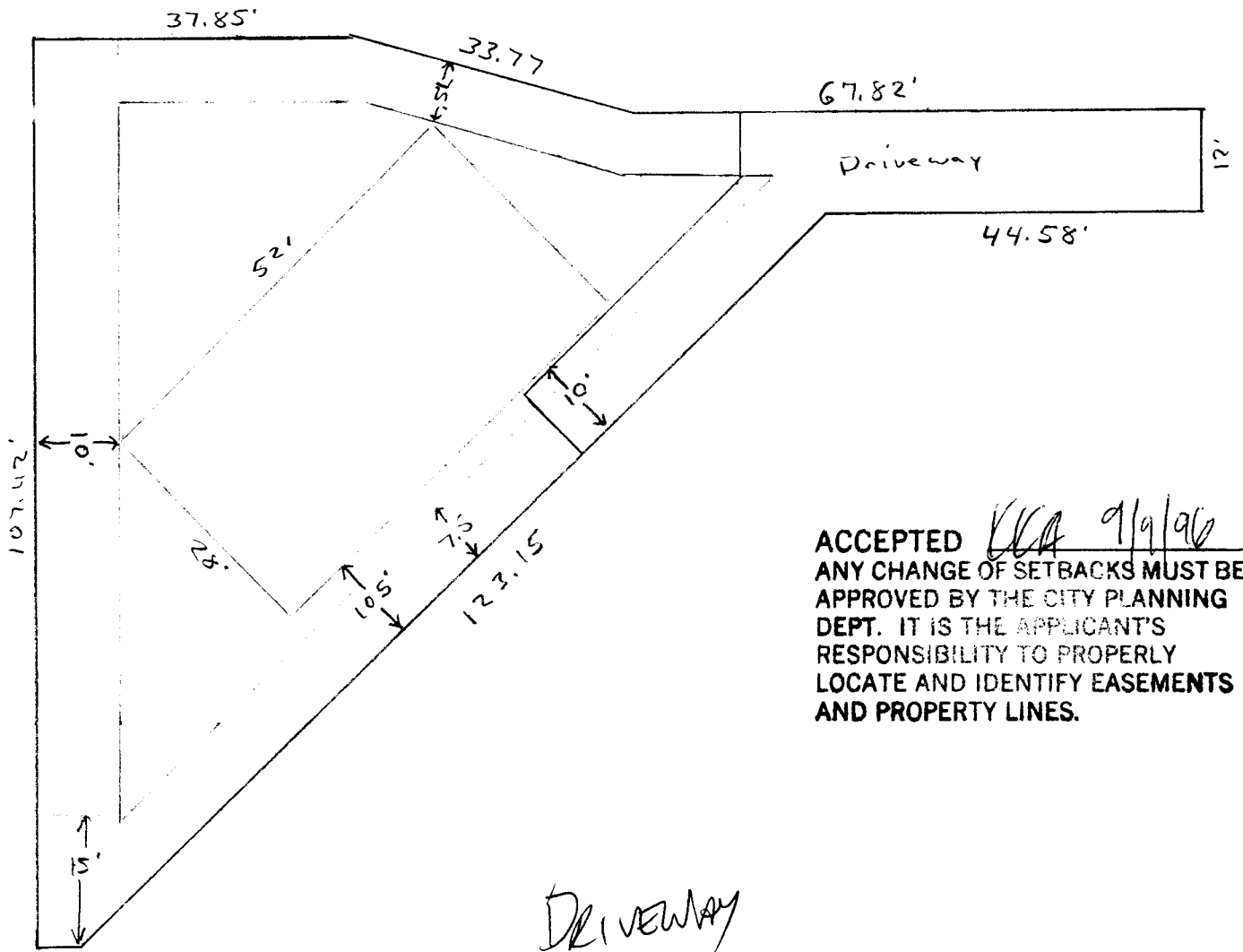
Utility Accounting [Signature] Date 9/9/96

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)

PAID  
SEP 9 - 1996  
CM

479 Niagara Circle East  
Lot 7 Block 2  
Niagara Village



ACCEPTED KCA 9/9/96  
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

*J. P. [Signature]*  
9-6-96