

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55769

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 482 Niagara Circle East TAX SCHEDULE NO. 2943-182-00-053

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

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

(1) OWNER John Mares NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 493 Fruitwood dr

(1) TELEPHONE 434-2469 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 G-24 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-6840 mobile Home Setup

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) Parking Req'mt 2 spaces
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions drive way location
as per building lines on plan
as per site plan; ACCO approval required

Maximum Height 32 ft CENS.T. _____ T.ZONE _____ 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 4-16-96

Department Approval [Signature] Date 4-12-96

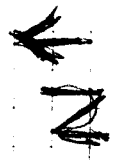
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9/26

Utility Accounting [Signature] Date 4-16-96

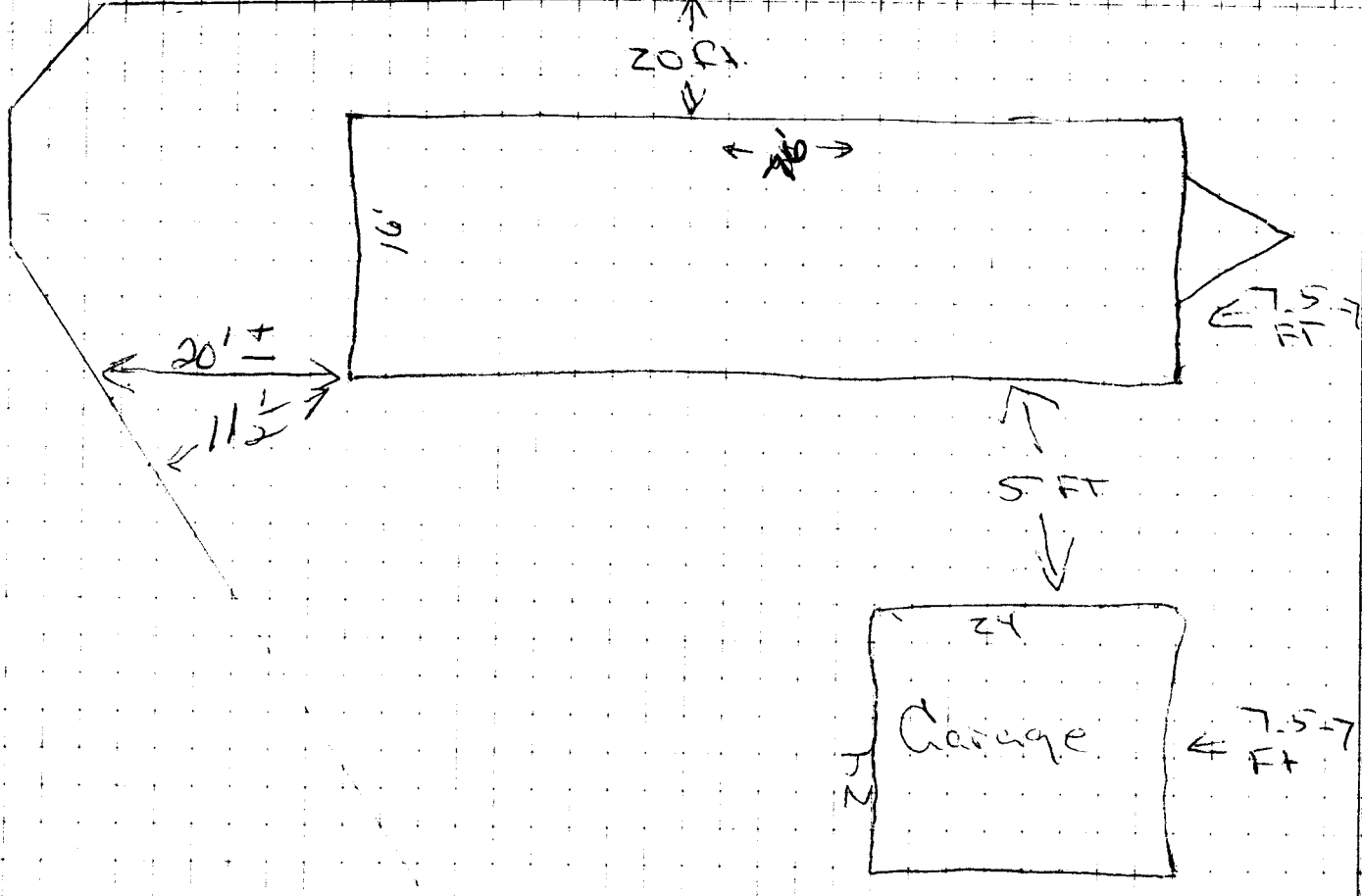
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

30' - Mares
Blk 2 Lot 2
482 Nevada Circle East



DRIVING
LOCATION AS
Per Approved
SITE PLAN
Jo. Riola
4-2-96



ACCEPTED *Ronnie* 4/16/96
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.

455-

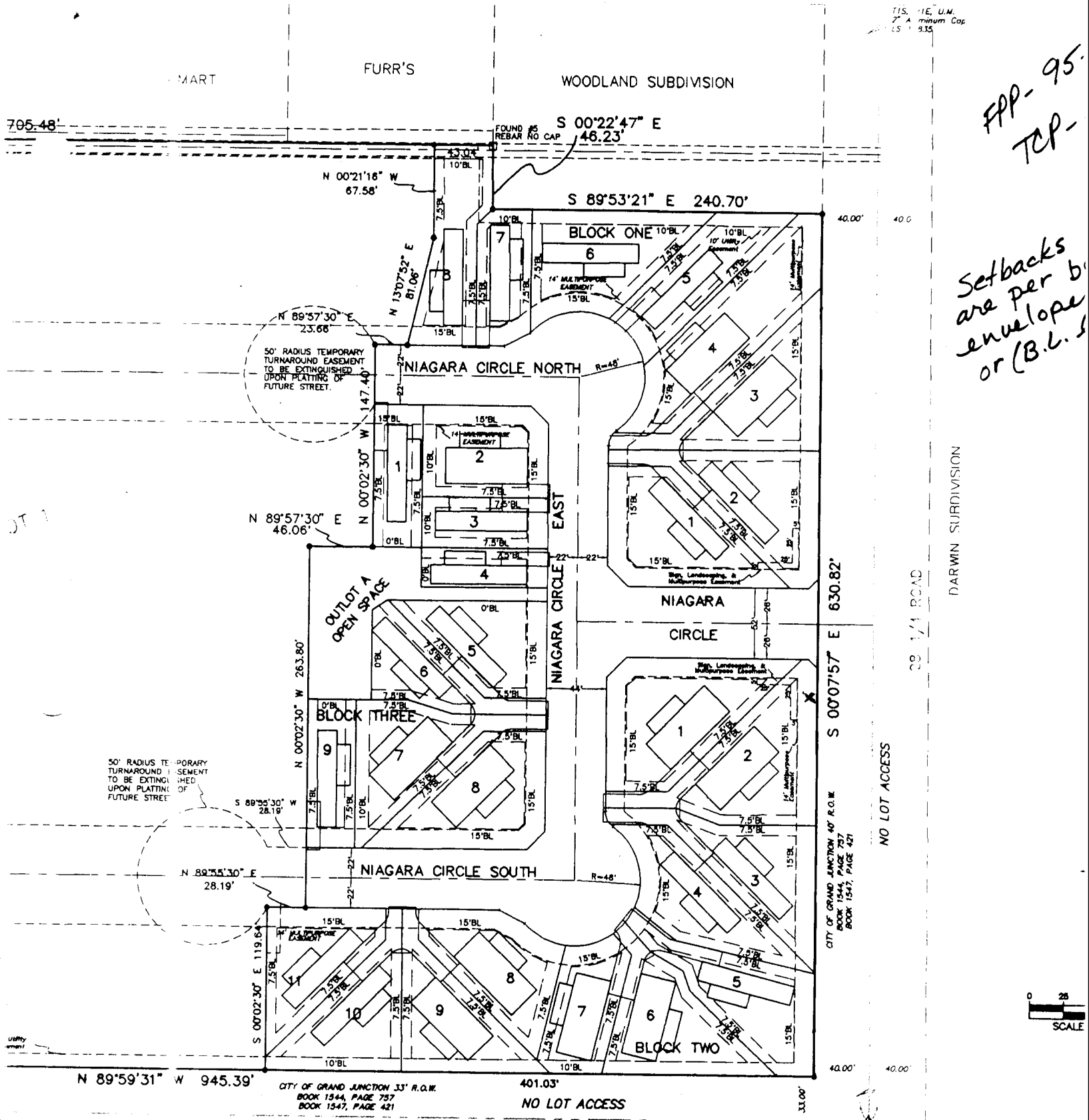
Drive way
00 21

51-78

71-36

FPP-95
TCP-

Setbacks
are per b
envelope
or (B.L.S.)



DARWIN SUBDIVISION

28' 1/4" ROAD

NO LOT ACCESS

S 00°07'57" E 630.82'

NW1/16th
SECTION 18
T15, R1E, U.M.
B.L.M. 1928 (Not Accented)
Remonstrated with No. 8 Rebar
and Aluminum Cap L.S. 18835

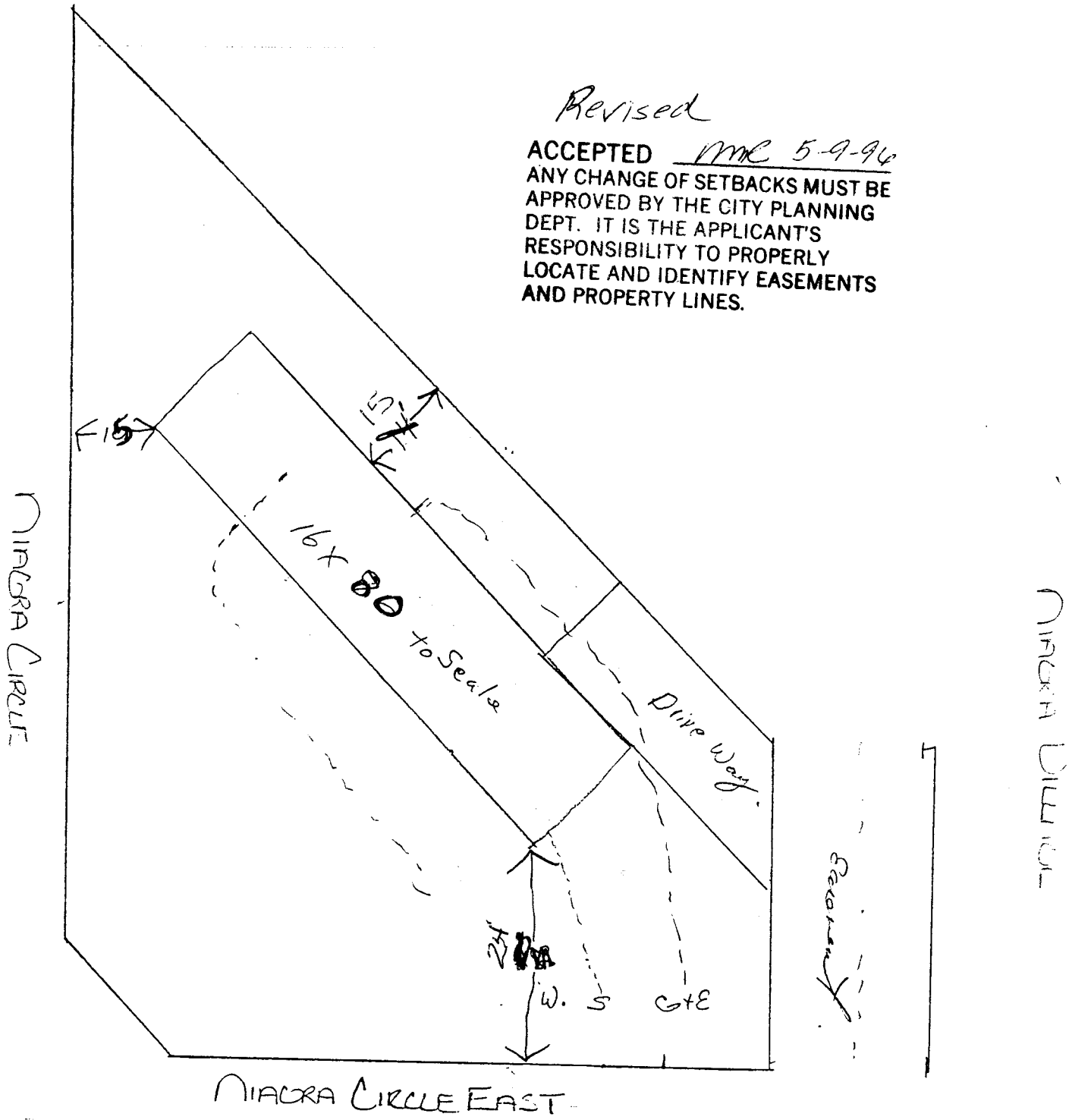


G.L.O. LOT 2

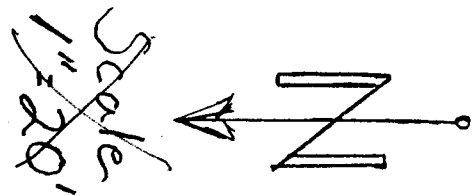
SITE
NIAGARA
FILING

Revised

ACCEPTED MM 5-9-96
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.



NIAGRA CIRCLE EAST



CAPITAL HOUSING
 2516-116071
 4841 NIAGRA CR. E.
 LOT 1 BLOCK 2
 TAX ID - 7008-127-916-1071
 VIN# 4796-760-62295