

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56670

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 483 Niagara Circle East TAX SCHEDULE NO. 2943-182-00-053/054

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1176

FILING 1 BLK 3 LOT 5 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 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

TELEPHONE 464-0816 USE OF EXISTING BLDGS —

APPLICANT Herrera Brothers Const DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 219 1/2 Mitchell Rd
 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 DR 5.8 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 ACCU 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 [Signature: Bonnie Edwards] Date 7-1-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9310 - S/F

Utility Accounting [Signature: Miller Jorule] Date 7-1-96

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

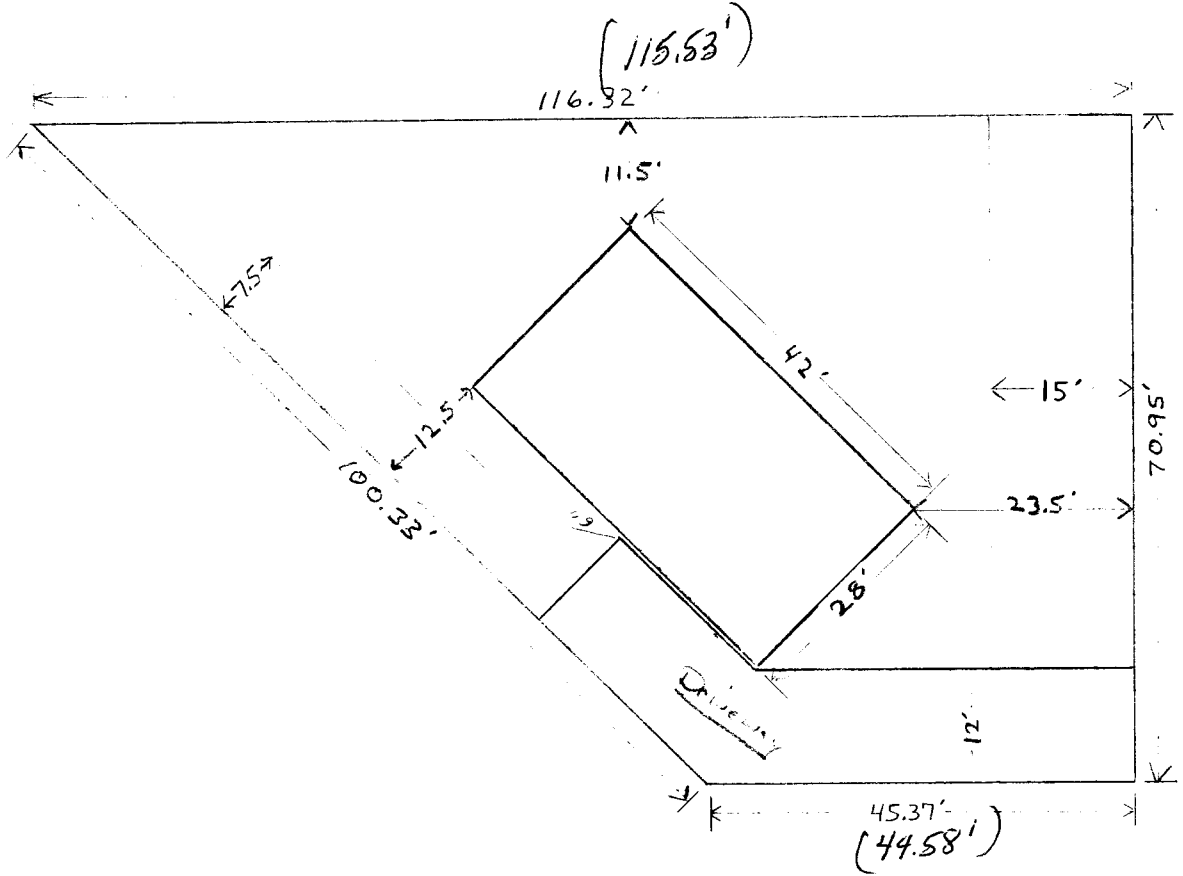
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Niagara Village

Lot 5 Bk 3

483 Niagara Circle East

ACCEPTED *Bonnie 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.



DEVELOPER LOCATION OK
AS PER PLAN

J. K. Kish
6-28-96