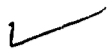


FEE \$	10 ⁰⁰⁰
TCP \$	0

BLDG PERMIT NO. 56155

Dee Dee Case-
241-9689

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 184 NIAGARA CURVE EAST TAX SCHEDULE NO. ~~71005127910107~~

SUBDIVISION NIAGARA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1165

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

(1) OWNER CAPITAL HOUSING NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2465 HWY 16+50

(1) TELEPHONE 970-2510-1100-4 NO. OF BLDGS ON PARCEL
BEFORE: — AFTER: — THIS CONSTRUCTION

(2) APPLICANT CAPITAL HOUSING USE OF EXISTING BLDGS SPEC. HOME.

(2) ADDRESS 2465 HWY 16+50 DESCRIPTION OF WORK AND INTENDED USE: SET UP

(2) TELEPHONE 970 2510-11004 OF MOBILE HOME AS A SPEC. HOME.

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 PR5.8 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 — from PL Rear 7.5' from PL Special Conditions ACCO approval

Maximum Height per building envelopes required 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 5-6-96

Department Approval [Signature] Date 5-8-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9111

Utility Accounting [Signature] Date 5/8/96

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

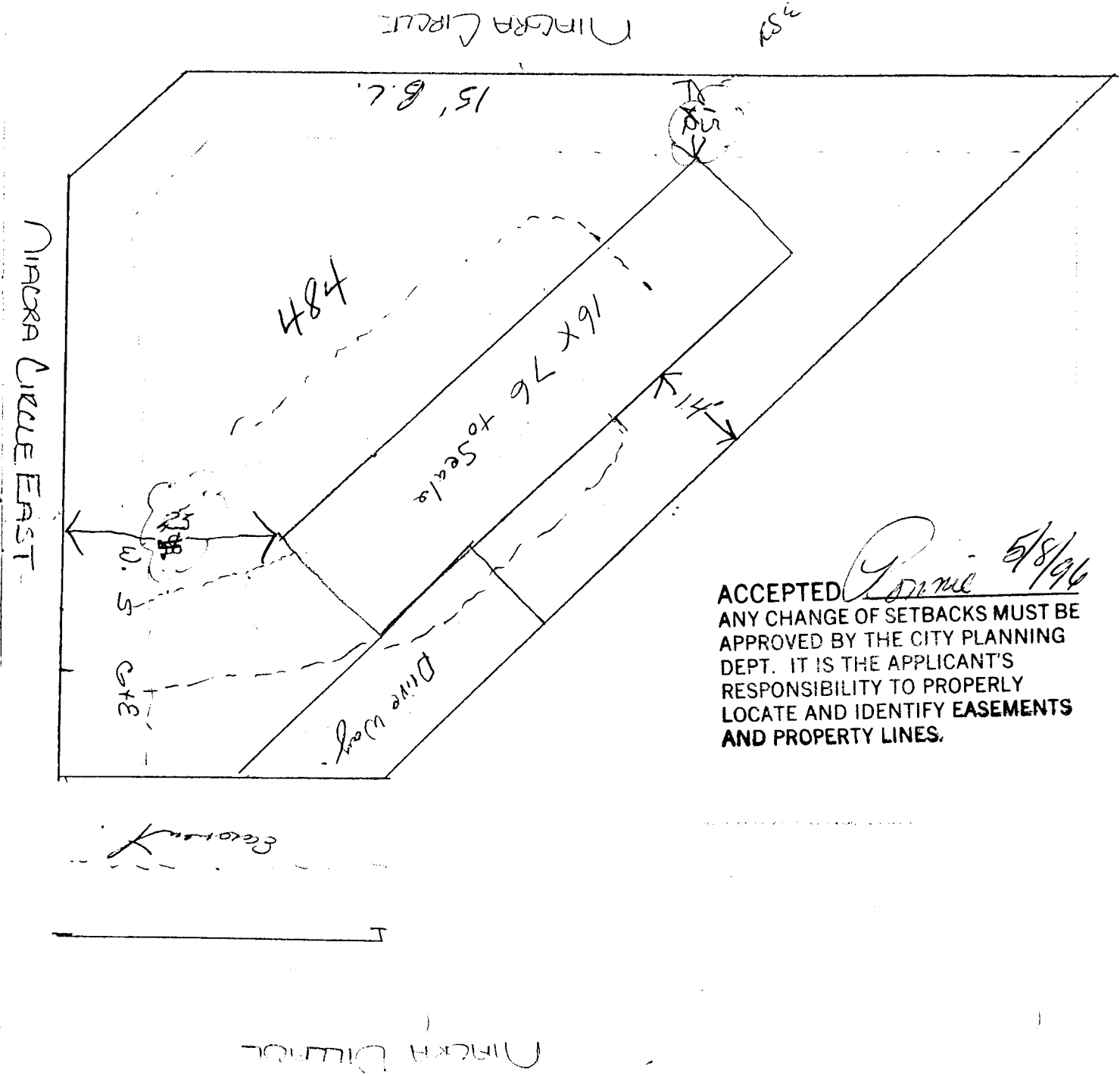
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Scale
1" = 20'

CAPITAL HOUSING
2516-11004
484 NIAGARA CR. E.
LDT 1 BLDG 2
TAX ID - 7008-127-910-109
VIN# 4790-7600-6293

DRIVEWAY
LOCATION OK
J. J. [Signature]
5-7-96



ACCEPTED *[Signature]* 5/8/96

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.