

FEE \$	<u>1000</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. <u>56618</u>

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 486 Niagara Cr E. TAX SCHEDULE NO. 2943-181-00-053

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1393 52x26

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

(1) OWNER Gene Rohr NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2465 Hwy 6+50 G.J. NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-1604 USE OF EXISTING BLDGS _____

(2) APPLICANT P.P.C. DESCRIPTION OF WORK AND INTENDED USE: put in

(2) ADDRESS 409 S. mesa #3 Fruita Co manufactured home

(2) TELEPHONE 8580833

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 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 _____ per bldg envelopes

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 Jun 24 1996

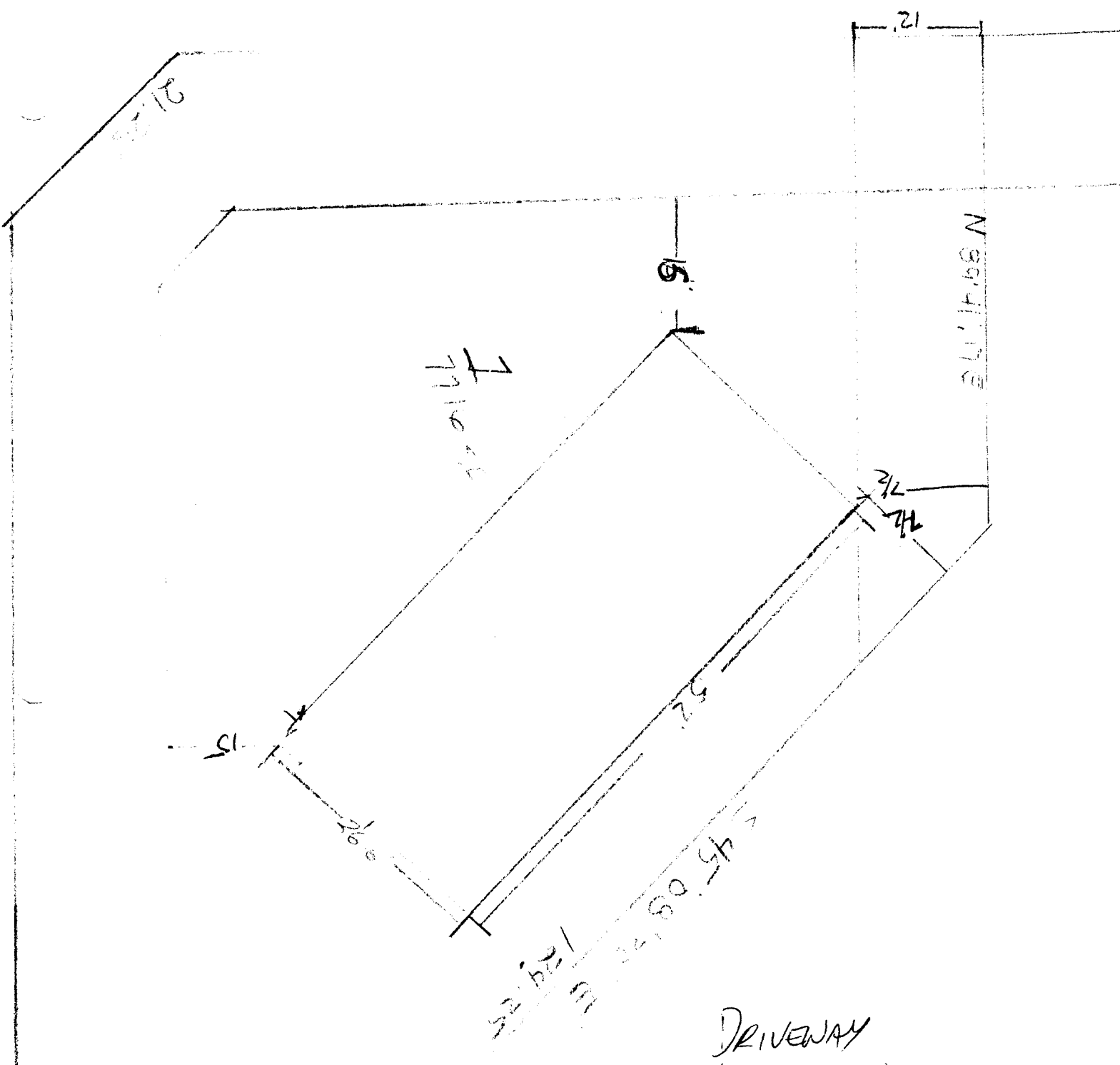
Department Approval Gonnie Edwards Date 6-25-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9300

Utility Accounting [Signature] Date 6-25-96

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)



ACCEPTED Ronnie 6/25/96
 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. K. [Signature]
 6-24-96
 ↘

KMART

FURR'S

WOODLAND SUBDIVISION

FPP

Setba
are p
shown
to C

Ac
a

DARWIN SUBDIVISION

51' F 705.48'

FOUND REBAR NO CAP
S 00°22'47" E 46.23'

N 00°21'16" W 67.58'

S 89°53'21" E 240.70'

40.00'

40.00'

Utility, Drainage, and Access Easement

50' RADIUS TEMPORARY TURNAROUND EASEMENT TO BE EXTINGUISHED UPON PLATTING OF FUTURE STREET.

NIAGARA CIRCLE NORTH

BLOCK ONE

G.L.O. LOT 1

N 89°57'30" E 46.06'

NIAGARA CIRCLE EAST

NIAGARA CIRCLE

S 00°07'57" E 630.82'

28-1/4 ROAD

50' RADIUS TEMPORARY TURNAROUND EASEMENT TO BE EXTINGUISHED UPON PLATTING OF FUTURE STREET.

BLOCK THREE

BLOCK TWO

CITY OF GRAND JUNCTION 40' R.O.W. BOOK 1547, PAGE 421

NO LOT ACCESS

72.00' Utility, Drainage, and Access Easement

N 89°55'30" E 28.19'

NIAGARA CIRCLE SOUTH

N 89°59'31" W 945.39'

CITY OF GRAND JUNCTION 33' R.O.W. BOOK 1544, PAGE 757 BOOK 1547, PAGE 421

401.03'

NO LOT ACCESS

NW1/4 SECTION 18 T15, R1E, U.M. B.L.M. 1888 (Not Accepted) Remonumented with No. 8 Rebar and Aluminum Cop L.S. 18835

G.L.O. LOT 2

Per
Wdy.
envelopes

NIAG
FIL