

FEE \$	<u>10.00</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 57756

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 487 Niagara Cir. East TAX SCHEDULE NO. 2943-182-00-053
 SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960 SF
 FILING 1 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Colorado West Realty NO. OF DWELLING UNITS
101 W. 3rd. P.O. Box 479 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Palisade Co 81526
 (1) TELEPHONE 464-0816 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Herrera Bros Const. USE OF EXISTING BLDGS _____
 (2) ADDRESS 219 1/2 Mitchell DESCRIPTION OF WORK AND INTENDED USE: mobile
 (2) TELEPHONE 241-6540 home set up with foundation

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 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 10' from PL Special Conditions _____
 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).

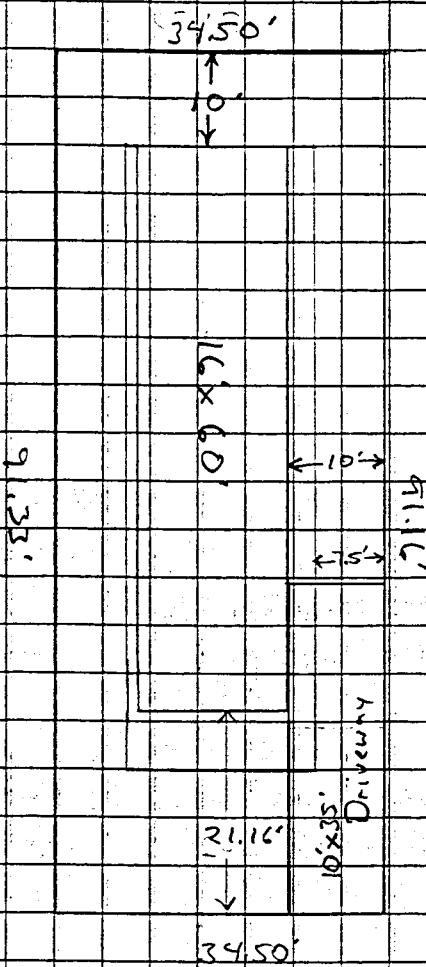
Applicant Signature [Signature] Date 10-18-96
 Department Approval Ronnie Edwards Date 10-4-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9554
 Utility Accounting [Signature] Date 10/4/96

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)

487 Niagara Circle East
Lot 3 Block 3
Niagara Village



ACCEPTED *Donnie* 10/4/96
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.

Street

DRIVEWAY
LOCATION OF

J. K. [Signature]
9-18-96