

FEE \$ 10.00  
 TCP \$ -0-

BLDG PERMIT NO. 56506

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 488 Niagara Circle <sup>EAST</sup> TAX SCHEDULE NO. 2943-182-00-053  
 SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1244  
 FILING \_\_\_\_\_ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Colorado West Realty NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 101 West 3 P.O. Box 479  
 (1) TELEPHONE 464-0816 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Herrera Brothers Const USE OF EXISTING BLDGS —  
 (2) ADDRESS 219 1/2 Mitchell Rd <sup>Grand St Co</sup> DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 2416840 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 PR-5.8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front approved from property line (PL) Parking Req't 2  
 or per approved from center of ROW, whichever is greater  
 Side Building lines from PL Rear \_\_\_\_\_ from PL Special Conditions ACCD approval  
 Maximum Height on attached required  
 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 \_\_\_\_\_ Date 6-18-96

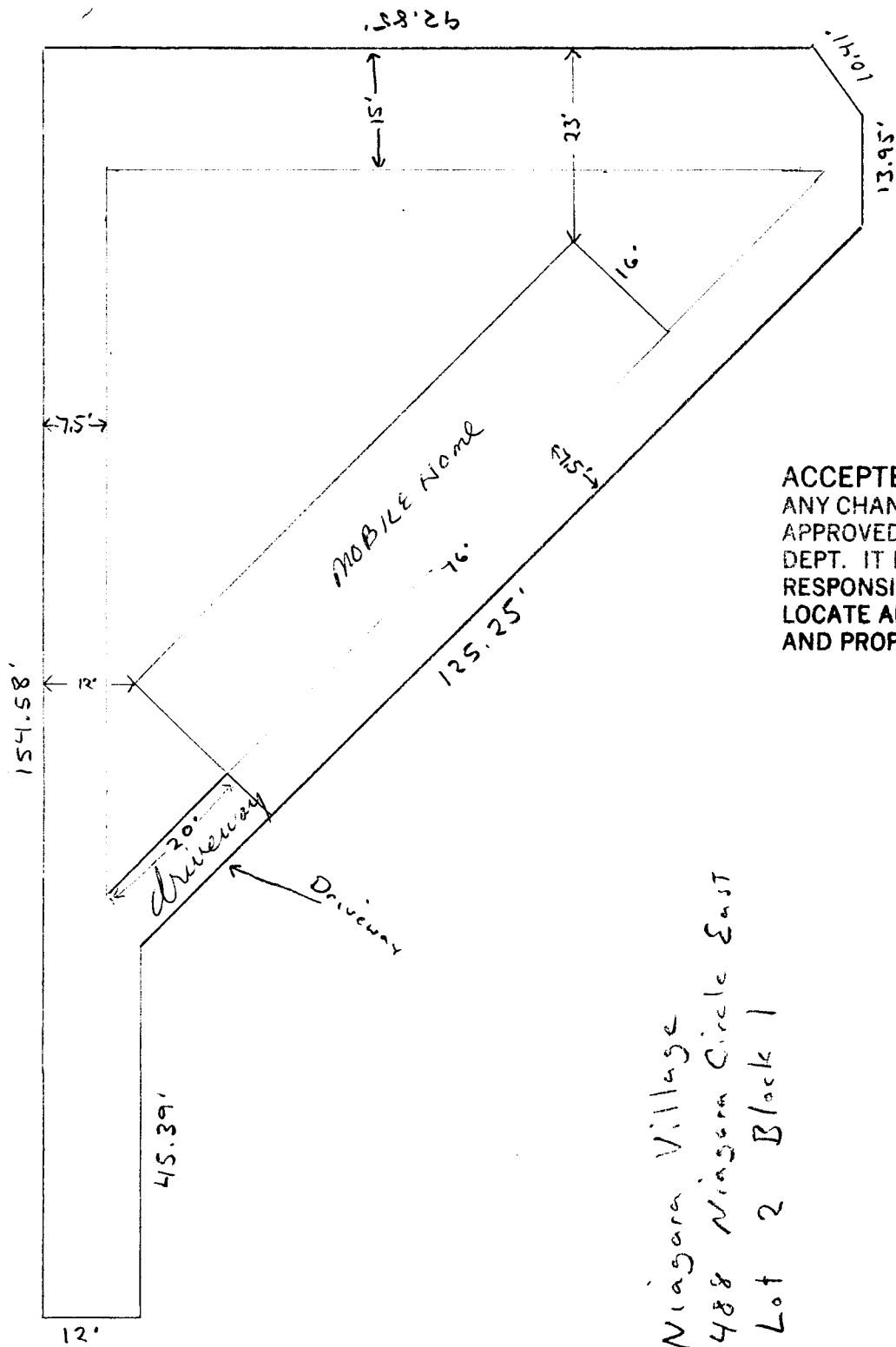
Department Approval Marcia Rabideaux Date 6-18-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9276-S/F

Utility Accounting Miller Fowler Date 6-18-96

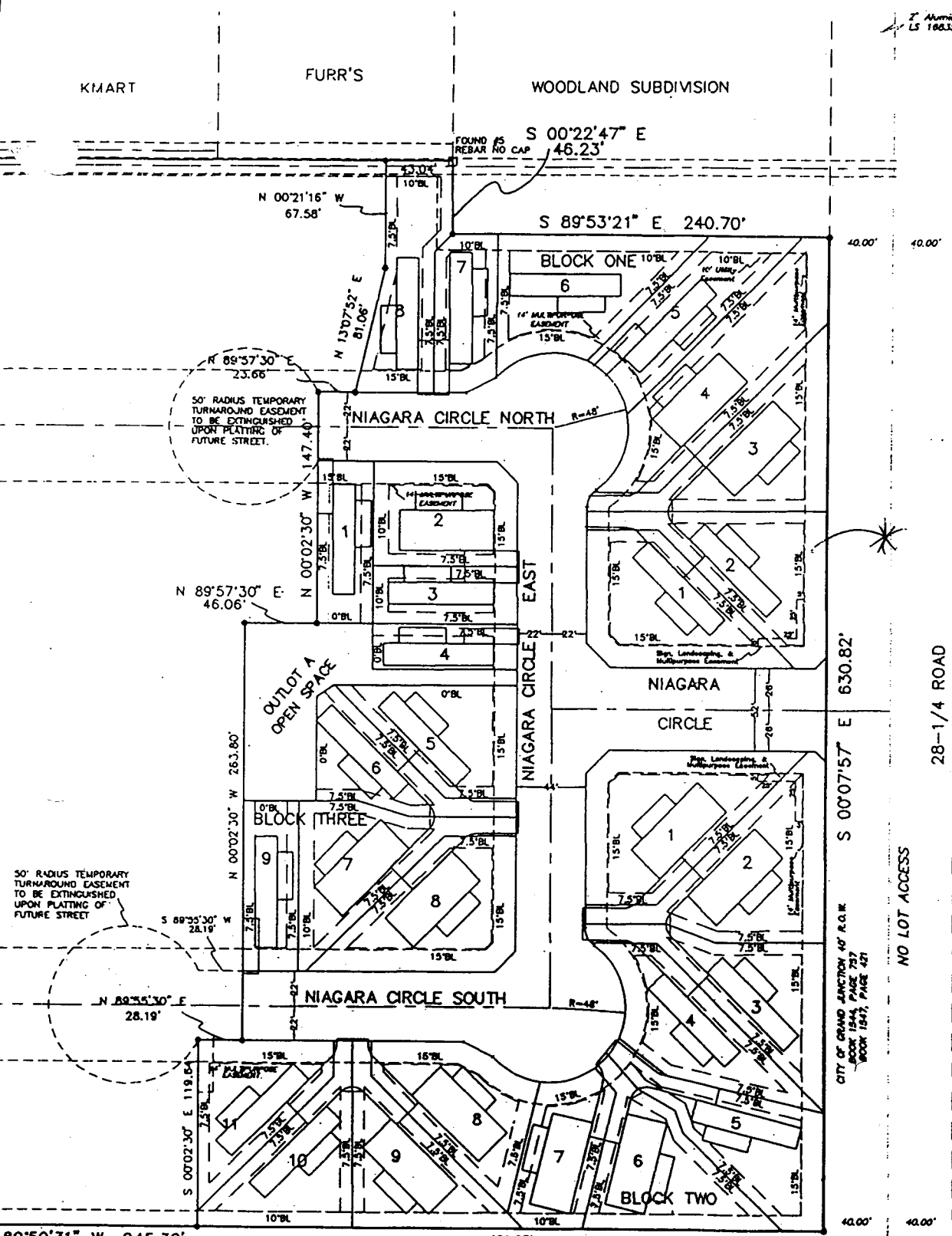
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED MR 6-18-94  
 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.

Niagara Village  
 488 Niagara Circle East  
 Lot 2 Block 1



FPP-95-156  
 TCP-0-

Setbacks  
 are per building  
 envelopes  
 or (B.L. line)



G.O. LOT 2

ACCEPTED *[Signature]*  
 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 AS  
 SHOWN ON  
 APPROVED SITE  
 PLAN.  
*[Signature]*  
 6-10-96

SITE PLAN  
 NIAGARA VILL  
 FILING NO.

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

MM1/1604  
 SECTION 18  
 T1S, R1E, U4M  
 E.L.M. 1888 (Not Accepted)  
 Resurveyed with Me.S. Rebar  
 and Aluminum Cap L.S.16835

CITY OF GRAND JUNCTION 40' R.O.R.  
 BOOK 1544, PAGE 757  
 BOOK 1547, PAGE 421

DARWIN SUBDIVISION

28-1/4 ROAD

NO LOT ACCESS

S 00°07'57" E 630.82'

401.03' NO LOT ACCESS

KMART

FURR'S

WOODLAND SUBDIVISION

Aluminum Cap  
 L.S. 16835

S 00°22'47" E 46.23'

N 00°21'16" W 67.58'

S 89°53'21" E 240.70'

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

N 89°57'30" E 46.06'

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

N 89°55'30" E 28.19'

89°59'31" W 945.39'

N 13°07'52" E 81.06'

N 00°02'30" W 263.80'

S 00°02'30" E 119.64'

31.00'

40.00' 40.00'