

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 55250
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

489  
 BLDG ADDRESS ~~2821~~ <sup>EAST</sup> Niagara Circle ~~North~~ TAX SCHEDULE NO. 2943-182-00-053

SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1680

FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Cob West Real State Service NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 101 West 3 P.O. Box 429

(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 DESCRIPTION OF WORK AND INTENDED USE: Mobile Home Setup

(2) TELEPHONE 241-6840

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) or — from center of ROW, whichever is greater } per bldg envelope Parking Req'mt —

Side 7.5' from PL Rear 10' from PL } per envelope Special Conditions driveway access per approved site plan.

Maximum Height —

CENS.T. 7 T.ZONE 39 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 X Roy Herrera Date 2-27-96

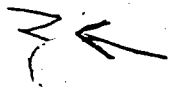
Department Approval Ronnie Edwards Date 3-4-96

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 8992

Utility Accounting Richardson Date 3-4-96

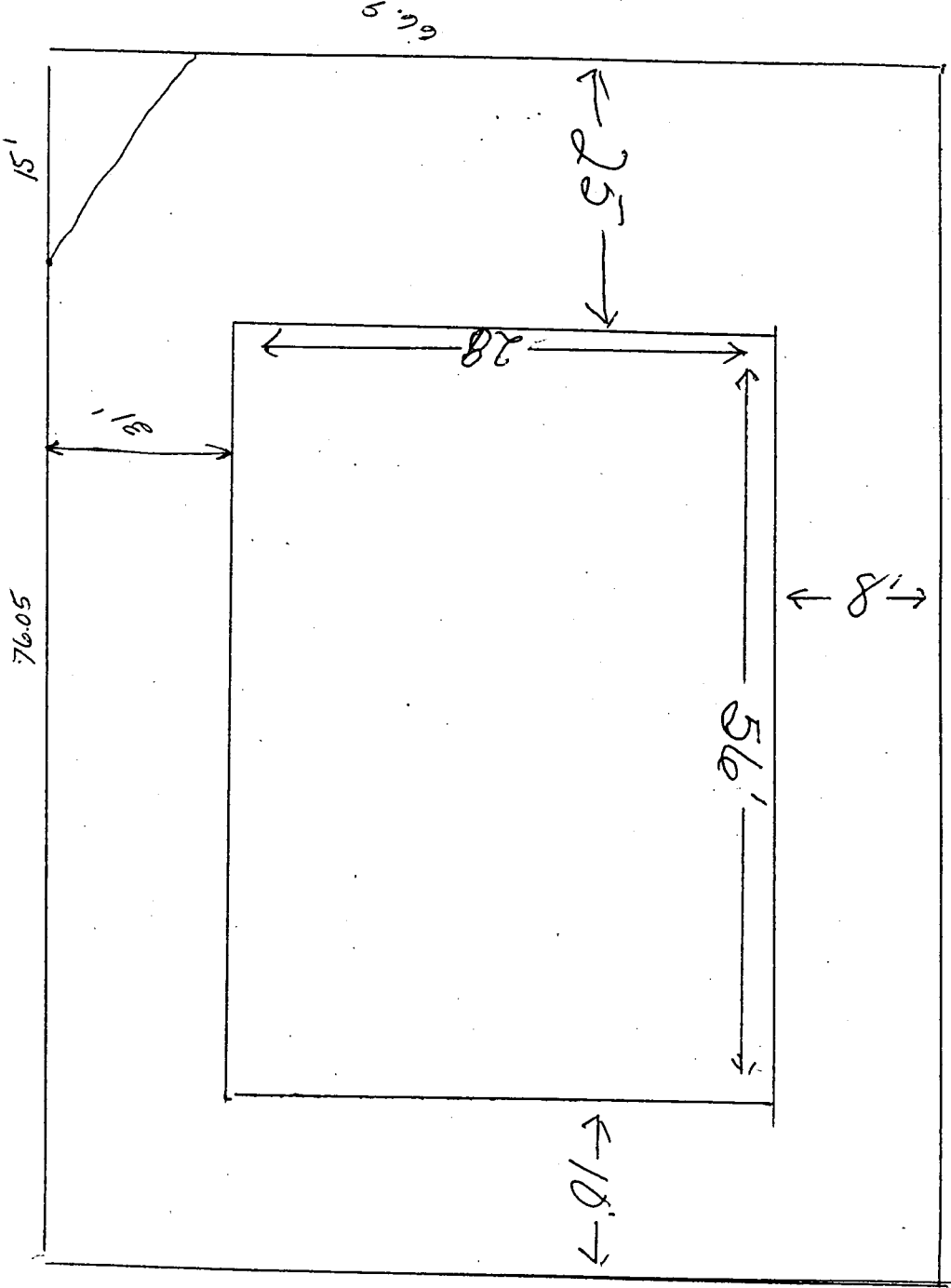
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Niagara Circle East

Niagara Circle North



91.16

3/4/96  
 Accepted  
 ACCEPTED OF SETBACKS MUST BE  
 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.

Section 18  
T1S, R1E, U1M  
2" Aluminum Cap  
LS 16835

FPP-95-156  
TCP-0-

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

KMART

FURR'S

WOODLAND SUBDIVISION

FOUND REBAR #5  
NO CAP  
S 00°22'47" E  
46.23'

N 00°21'16" W  
67.58'

S 89°53'21" E 240.70'

N 89°57'30" E  
23.66'

N 13°07'52" E  
81.06'

N 00°02'30" W  
147.40'

N 89°57'30" E  
46.06'

N 00°02'30" W  
147.40'

N 00°02'30" W  
263.80'

N 00°02'30" W  
28.19'

N 89°55'30" E  
28.19'

N 89°55'30" E  
28.19'

N 00°02'30" W  
119.64'

S 00°02'30" E  
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N 89°59'31" W  
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CITY OF GRAND JUNCTION 33' R.O.W.  
BOOK 1544, PAGE 757  
BOOK 1547, PAGE 421

NO LOT ACCESS

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

NO LOT ACCESS

28-1/4 ROAD

DARWIN SUBDIVISION

N1W1/16th  
SECTION 18  
T1S, R1E, U1M  
B.L.M. 1982 (Not Accepted)  
Re monumented with No. 6 Rebar  
and Aluminum Cap L.S. 16835

SCALE: 1" = 50'



ACCEPTED  
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.

*Connie 3/4/96*

C.L.O. LOT 2

SITE PLAN  
NIAGARA VILL  
FILING NO.