

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 56472

PIF - 750⁰⁰

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



1001-6030-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 490 Niagara Cir. East TAX SCHEDULE NO. 2943-182-17-008 <
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28x48
FILING BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Capital Housing NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2465 Hwy 6450
(1) TELEPHONE 256-1604 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT RJK const USE OF EXISTING BLDGS —
(2) ADDRESS 2756 Olson DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 241-3215 new home - 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 _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 28 from PL Rear 48 from PL Special Conditions permanent
Maximum Height _____ (Bldg Envelopes) foundation 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 Merin Saw Date 6-10-96

Department Approval Marcia Rubideaux Date 6-11-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9261 - S/F

Utility Accounting Millie Fowler Date 6-11-96

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)

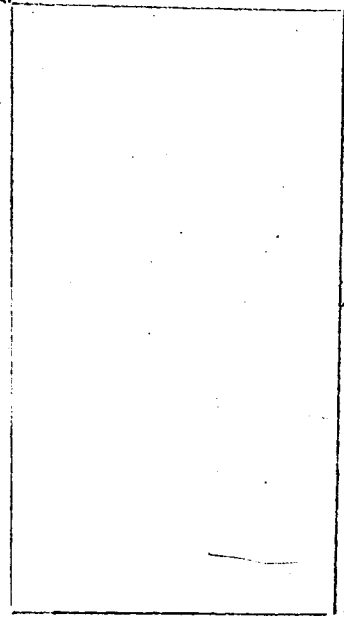
Magana Circle East

490

ACCEPTED Mar 6-11-96
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

7.5'

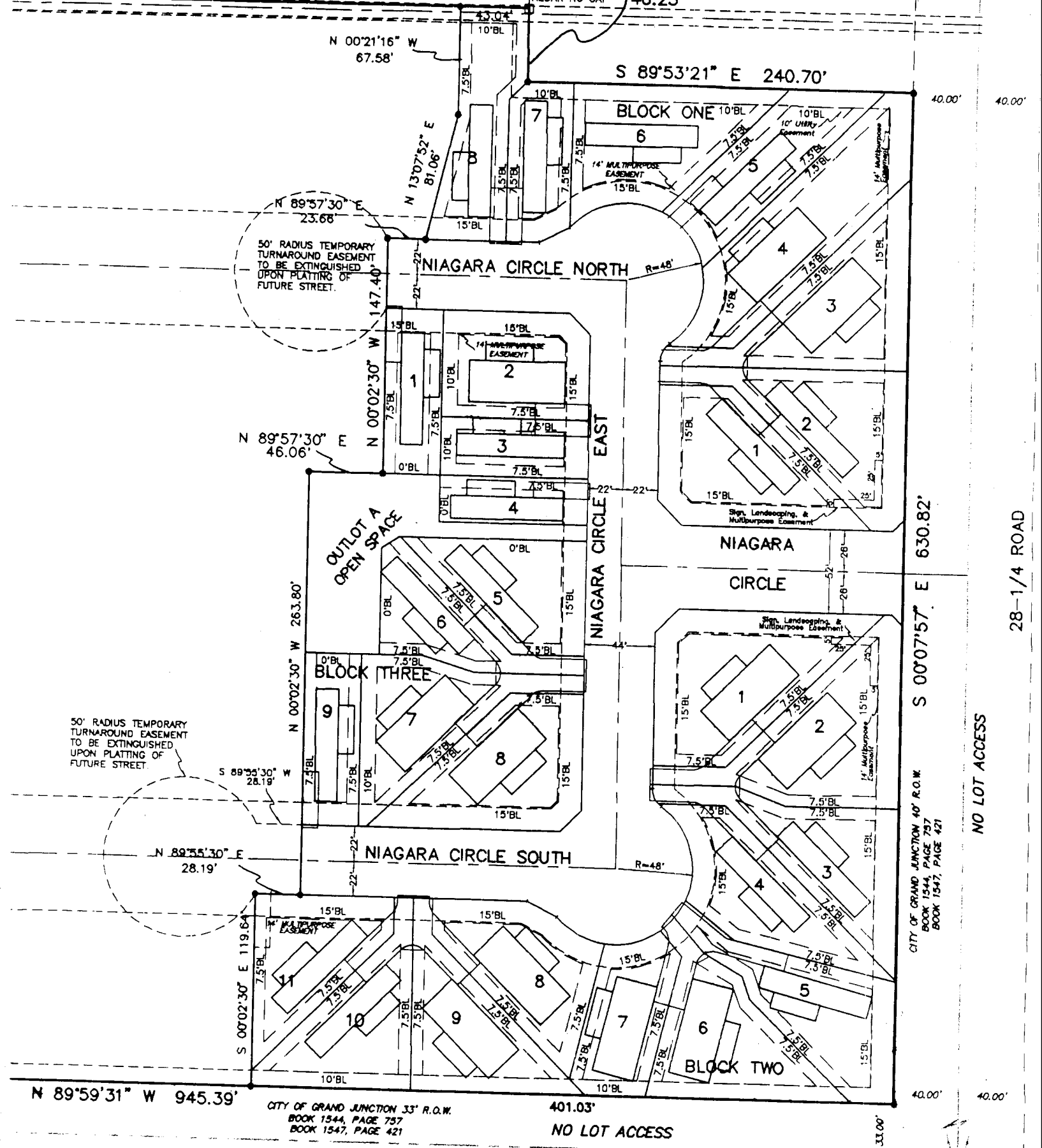


15'

7.5'

28%

DRIVEWAY LOCATION
AS PER APPEARED
SITE PLAN.
J. Klein
6-10-96



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

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

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

NW1/16th
SECTION 18
T15, R1E, U1M.
B.L.M. 1988 (Not Accepted)
Remounted with No. 8 Re
and Aluminum Cap L.S.1883

G.L.O. LOT 2

NO LOT ACCESS

NO LOT ACCESS

28-1/4 ROAD