

FEE \$ 10.00
TCP \$ —

BLDG PERMIT NO. 57440

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 492 Niagara Circle East TAX SCHEDULE NO. 2943-182-16-004
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1216 SF.
FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Colorado West Realty NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 101 W. 3rd. P.O. Box 479
Palisade NO. OF BLDGS ON PARCEL
(1) TELEPHONE 464-0816 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Herrera Bros Const. USE OF EXISTING BLDGS 0
(2) ADDRESS 219 1/2 Mitchell Rd. DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 241-6840 Mobile Home Set Up

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 **PAID** Maximum coverage of lot by structures —
SETBACKS: Front 15 from property line (PL) **SEP 9 1996** Parking Req't 2
or — from center of ROW, whichever is greater
Side 7.5 from PL Rear 10 from PL **CM** Special Conditions ACCO approval
Maximum Height — 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 [Signature] Date Sept 6. 96

Department Approval [Signature] Date 9/9/96

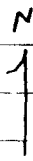
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 294472

Utility Accounting [Signature] Date 9/7/96

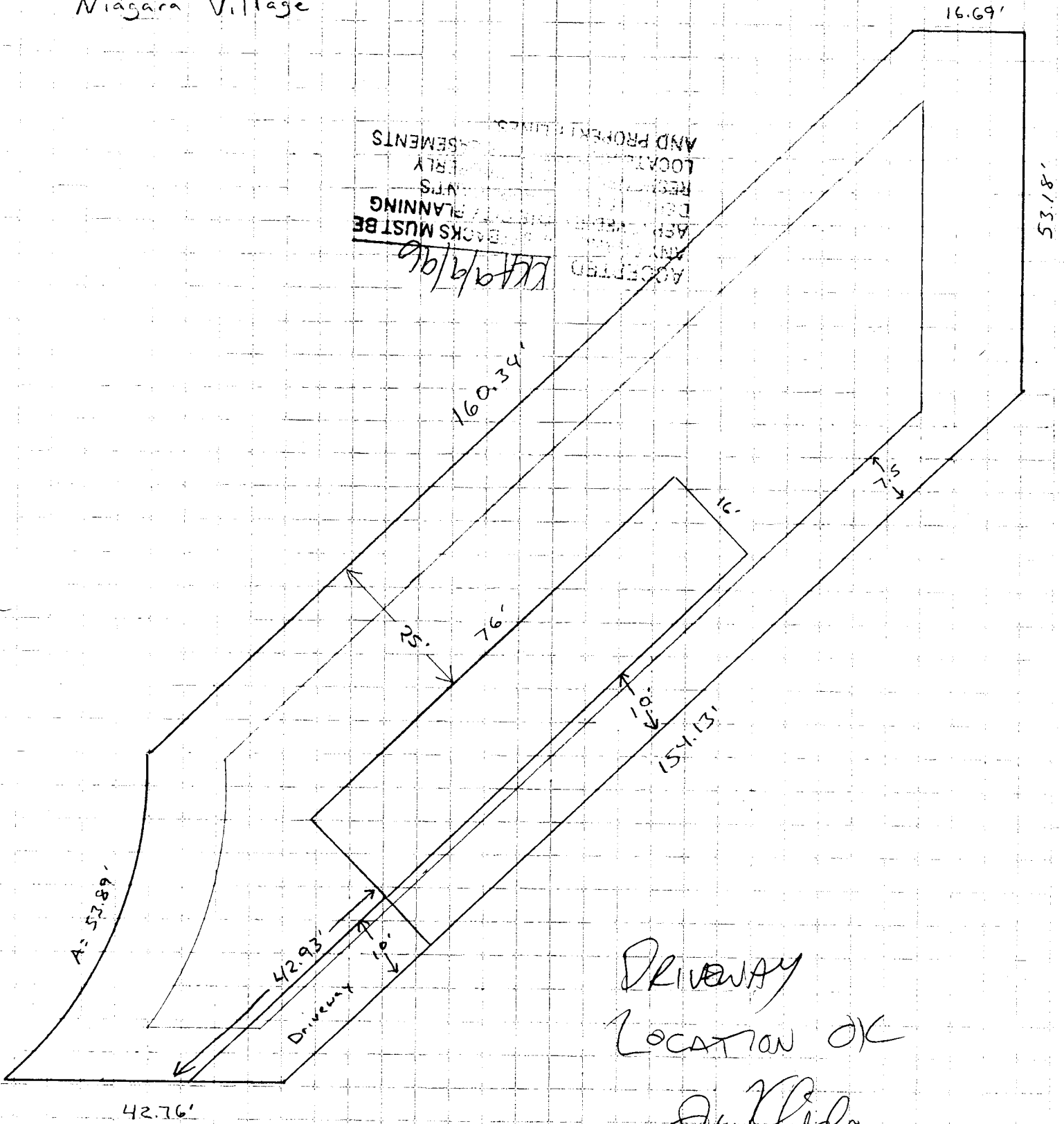
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

492 Niagara Circle East
Lot 4 Block 1
Niagara Village



ACCEPTED
AND PROJECT FINISHED
LOCAL...
REG...
DE...
AS...
AND...
PLANNING
BACKS MUST BE
9/9/96



DRIVEWAY
LOCATION OK

J. K. [Signature]
9-6-96