

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57289

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 494 Niagara Circle East TAX SCHEDULE NO. 2943-182-16-005
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1152 S.F.
FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Colorado West Real Estate NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3821 Niagara Circle North
(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 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 PR5.8 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater Parking Req'mt _____
Side _____ from PL Rear _____ from PL Special Conditions Acco approval req'd;
Maximum Height _____ Setbacks per bldg. line
CENSUS TRACT _____ TRAFFIC ZONE _____

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 Don Sloun Date 8-14-96

Department Approval Ante Castello Date 8/26/96

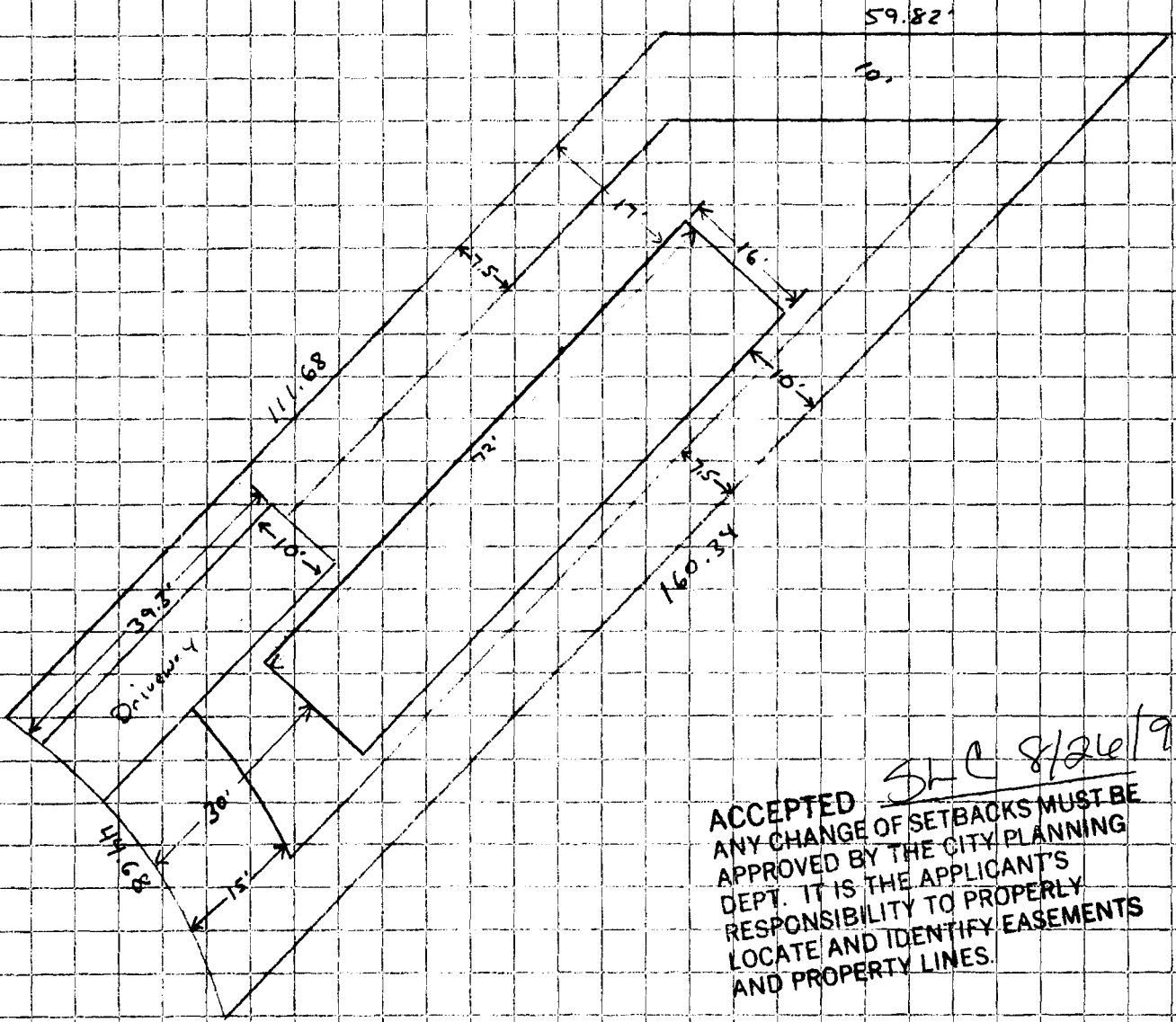
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9456-S/F

Utility Accounting Mellie Fowler Date 8-26-96

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)

494 Niagara Circle East
Lot 5 Block 1
Niagara Village



ACCEPTED Shc 8/26/96
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.

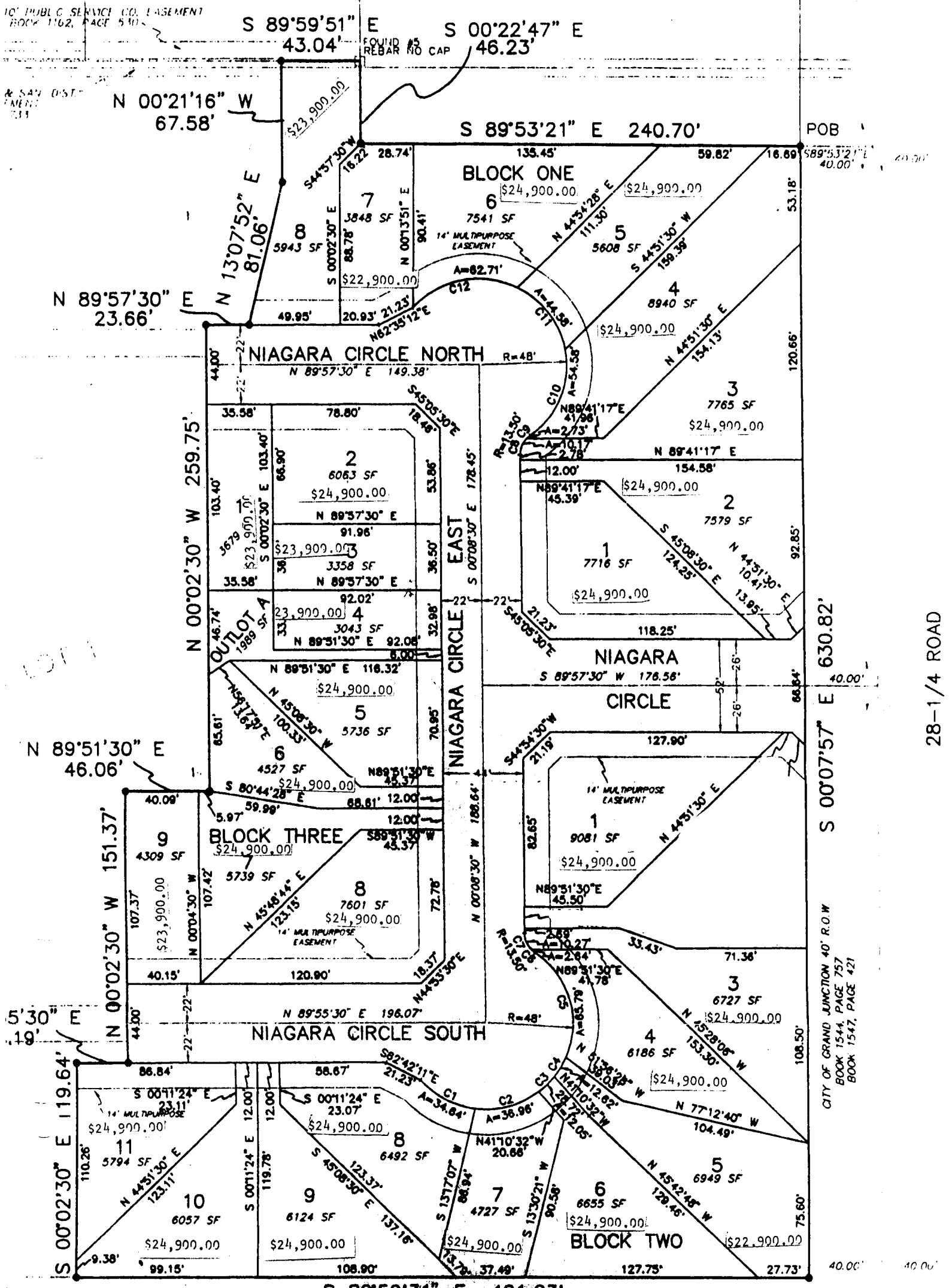
DRIVEWAY
LOCATION OK
Shc
8-22-96

FURPP'S

WOODLAND SUBDIVISION

10' PUBLIC SERVICE CO. EASEMENT
BOOK 1162, PAGE 510

1/4 SEC. 18
T15S, R1E, U1M
PLM 1988



POB

S 00°07'57" E 630.82'

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

CITY OF GRAND JUNCTION 33' R.O.W. S 89°59'31" E 401.03'
BOOK 1544, PAGE 757
BOOK 1547, PAGE 421

28-1/4 ROAD

Reconumented with No. 6 Rebar
and Aluminum Cap 1/2" x 1/2" x 1/2"

NW1/4 161A
SECTION 18
T15S, R1E, U1M
PLM 1988