

FEE \$	10 ⁰⁰
TCP \$	0

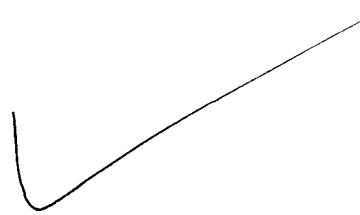
BLDG PERMIT NO. 56155

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

1009-0080-01-



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2820 Niagara Circle^{North}</u>	TAX SCHEDULE NO. <u>2943-182-60-053</u>
SUBDIVISION <u>Niagara Village</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>115^{sq}ft</u>
FILING _____ BLK <u>1</u> LOT <u>8</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Cobrado West Realty</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2821 Niagara Circle North</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>464-0816</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Herrera Bros Const</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>219 1/2 Mitchell Rd</u>	
(2) TELEPHONE <u>241-6840</u>	<u>mobile Home Set up</u>

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 <u>PR5.8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>7'6"</u> from PL Rear <u>10'</u> from PL	Special Conditions <u>See Building envelopes</u>
Maximum Height _____	CENS.T. <u>7</u> T.ZONE <u>39</u> 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).

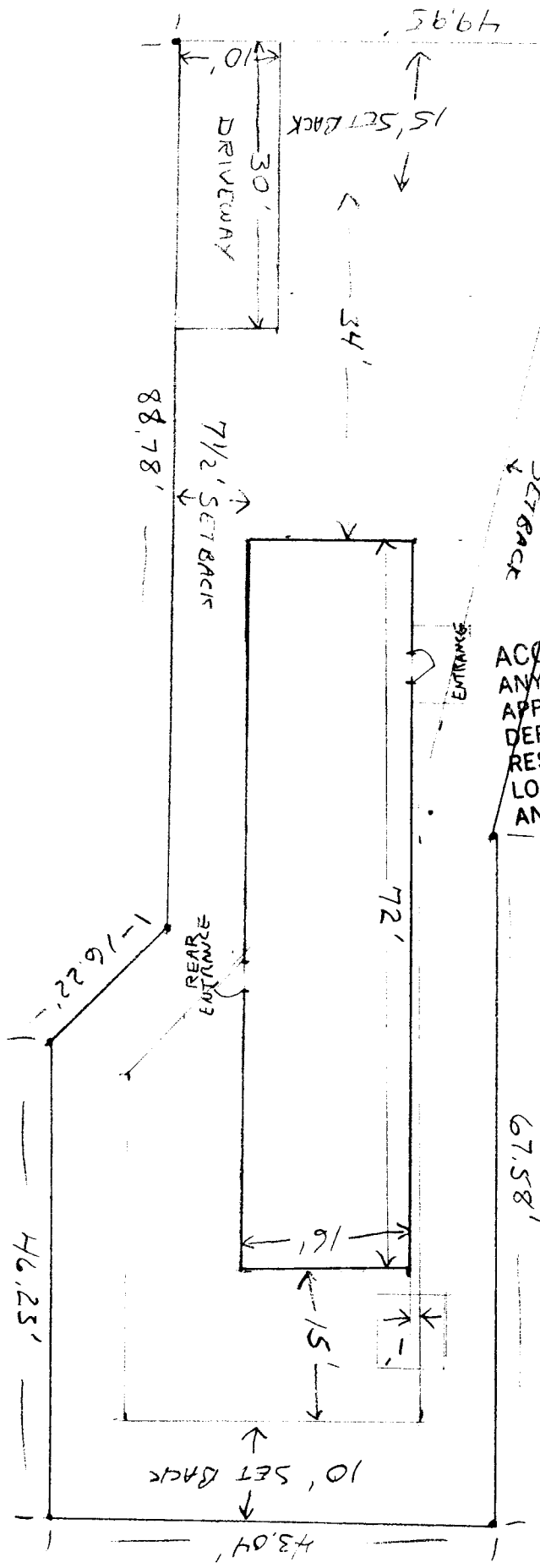
Applicant Signature <u>Roy Herrera</u>	Date <u>5-14-96</u>
Department Approval <u>Pomnie Edwards</u>	Date <u>5-20-96</u>

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. S-9223 W-9224

Utility Accounting Edmond Date 5-20-96

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 *Ronnie* 5/20/96
 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 AS PER APPROVED PLAN IS OK
J. Wheeler
 5-17-96

N 2820 Niagara Circle North
 HARLAUER

77

28 ROAD

STATE OF COLORADO NATIONAL GUARD

THE BRASS RAIL

N1/16th West Line
SECTION 18
T1S, R1E, U1M
MCSM #408

N 00°08'59" W 677.41'

FOUND PK NAIL
IN CONC WALL

S 89°59'51" E - 705.48'

S 00°22'47" E
46.23'

S 89°53'21" E 240.70'

25' ROADWAY & UTILITY EASEMENT
TO MESA COUNTY
BOOK 863, PAGE 152

15' UTILITY &
ACCESS EASEMENT

72.00'
UTILITY, DRAINAGE, AND
ACCESS EASEMENT

72.00'
UTILITY, DRAINAGE, AND
ACCESS EASEMENT

G.L.O. LOT 1

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

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

20' UTILITY &
DRAINAGE EASEMENT

72.00'
UTILITY, DRAINAGE, AND
ACCESS EASEMENT

20' UTILITY &
DRAINAGE EASEMENT

10' UTILITY
EASEMENT

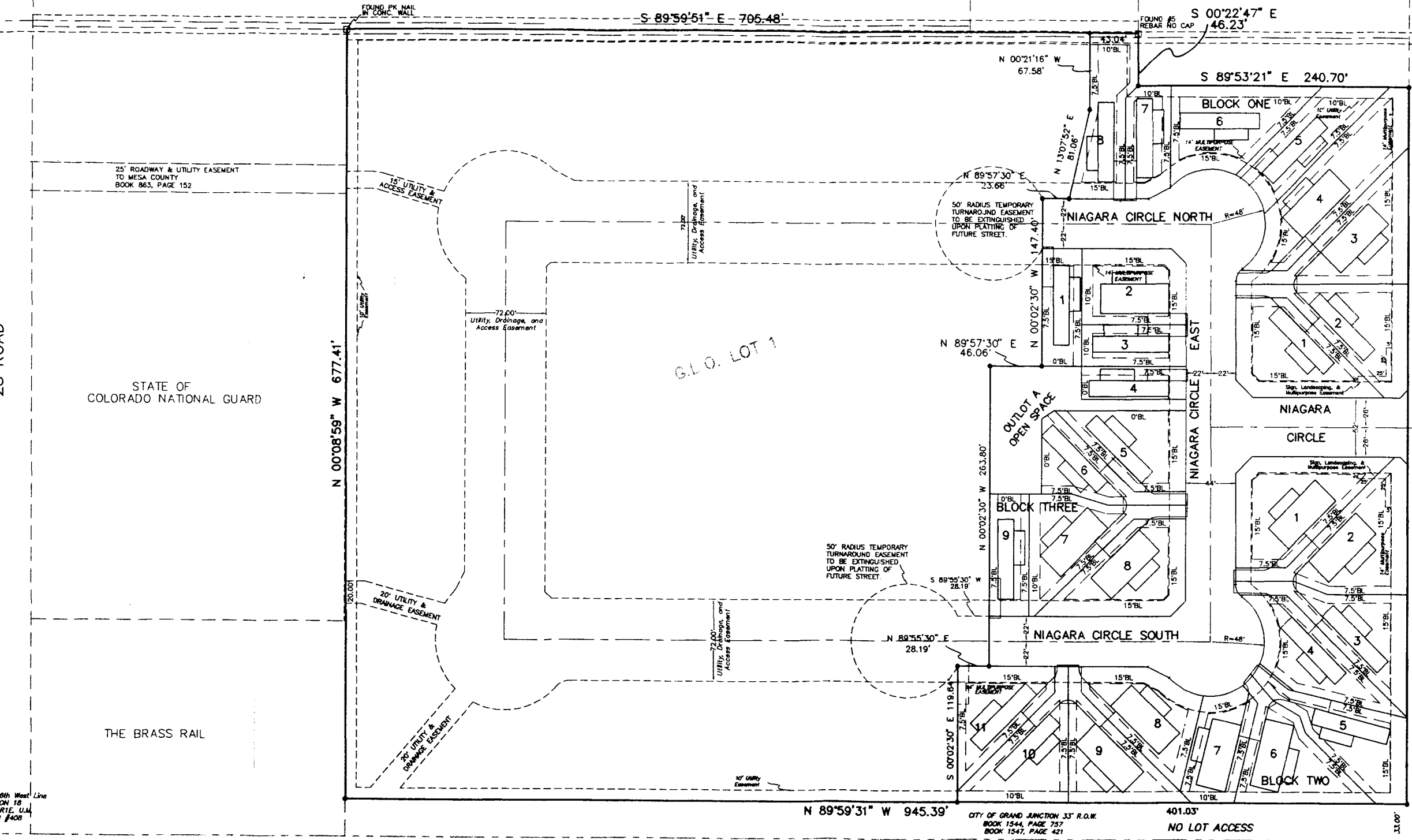
N 89°59'31" W 945.39'

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

401.03'
NO LOT ACCESS

NW1/
SECTR
T1S, 1
BLM
Remor
and A

G.L.O. LOT 2



S 00°07'57" E 630.82'

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

40.0'

33.00'