

FEE \$ pd w/ TUP
TCP \$

BLDG PERMIT NO. 55594

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2821 Niagara Circle North TAX SCHEDULE NO. 2943-182-00-053
SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 460
FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S)
(1) OWNER Cob West Real Estate Services NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 101 West 3 P.O. Box 479
(1) TELEPHONE 464-0816 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT H Steve Daytlla USE OF EXISTING BLDGS
(2) ADDRESS 1204 N. 7th DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 241-7653 Mobile Home Setup office

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) Parking Req'mt
or from center of ROW, whichever is greater
Side 7.5' from PL Rear 7.5' from PL Special Conditions - TUP-96-3.3
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 [Signature] Date 3-5-94
Department Approval Marcel Rabideaux Date 3-28-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9083

Utility Accounting [Signature] Date 4/1/96

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)

DATE SUBMITTED: 3-15-96

PERMIT # 96-3.3
FEE \$25.00

TEMPORARY USE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER: Dan G. Slover DBA Colorado West Real Estate Succs.

ADDRESS: 101 W. Third St., Palisade Co 81526

PHONE: (970) 464-0816

APPLICANT'S NAME: Roy Herrera DBA Herrera Brothers Construction

ADDRESS: 219.5 Mitchell Rd, Grand Jct. Co 81503

PHONE: 970 / 241-6840

LOCATION OF PROPERTY: 282 / Niagara Cir. N.

TAX PARCEL # TBD

TYPE OF USE: Office for sales

PERIOD OF TIME FOR WHICH

PERMIT IS REQUESTED: 7:00A-7:00P / year

DAILY HOURS OF OPERATION: 7:00A - 7:00P

OTHER: _____

PPFOR OFFICE USE ONLYPP

ZONE: R2P SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: Six months only see attached comments

STAMPED APPROVED SIGHT PLAN, INCLUDING SIGNAGE, MUST BE ATTACHED TO THIS PERMIT AND AVAILABLE ON SITE.

ANY MODIFICATION TO THIS TEMPORARY USE PERMIT MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT.

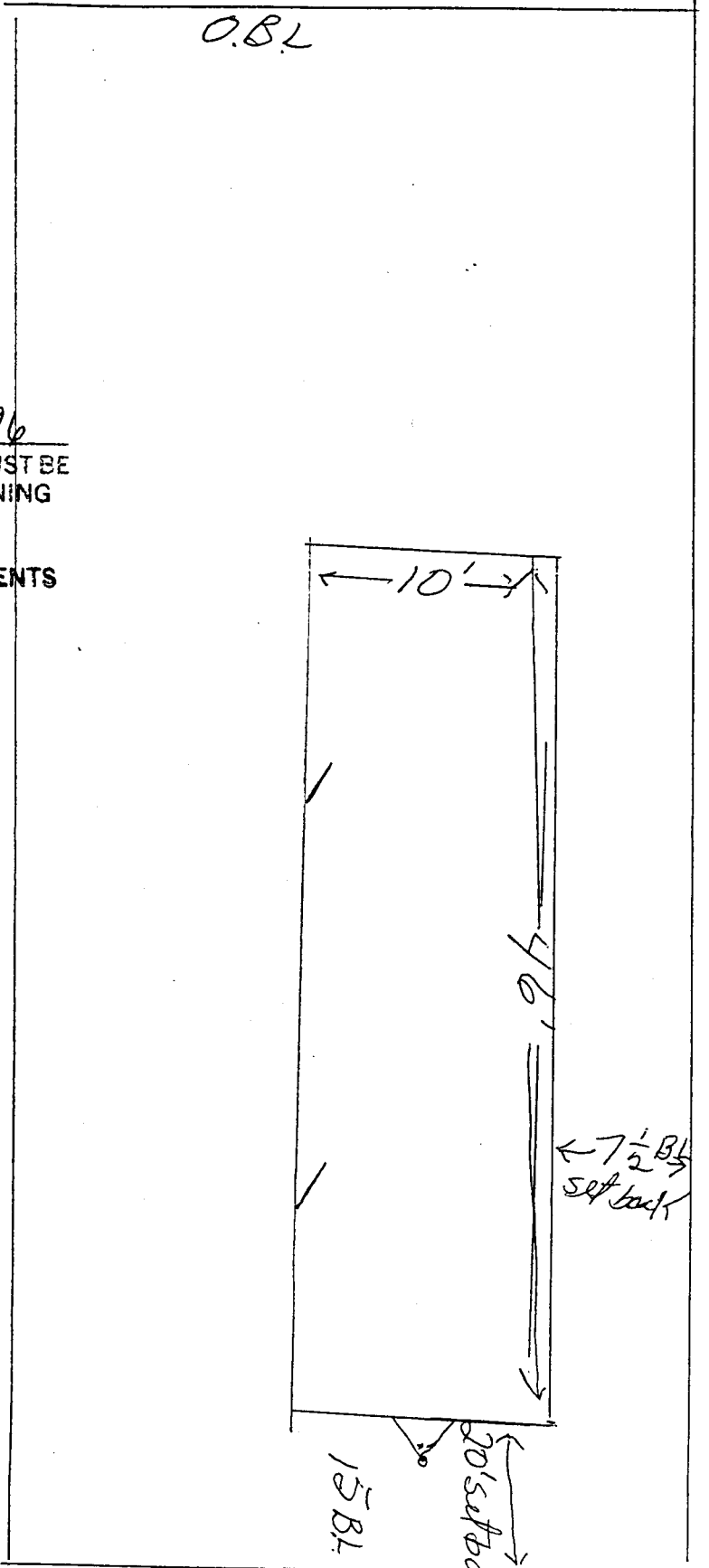
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT, AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Roy Herrera
SIGNATURE

APPROVED BY: [Signature]

DATE APPROVED: 3-26-96

ACCEPTED MC 32896
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.



2821 Niagara Circle North

REVIEW COMMENTS

FILE # TUP - 96-3.3

TITLE HEADING: Temporary Use Permit

LOCATION: 2821 Niagara Circle N.

PETITIONER: Herrera Brothers Construction

PETITIONER' S ADDRESS/TELEPHONE: 219 1/2 Mitchell Road
Grand Junction, CO 81501

STAFF REPRESENTATIVE: Jan Koehn

NOTE: PETITIONER IS REQUIRED TO COMPLY WITH ALL COMMENTS SUBMITTED.
WRITTEN APPEALS TO COMMENTS MAY BE ADDRESSED TO THE STAFF REPRESENTATIVE.

CITY DEVELOPMENT ENGINEER

Jody Kliska

244-1591

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

244-1655

Office unit must be built and designed for office use and must be handicapped accessible, per the Building Code. Manufactured homes cannot be used for office or commercial purposes. Must be set-up as required by the Building Code.

CITY FIRE DEPARTMENT

Hank Masterson

244-1414

The Fire Department has no problem with this proposal.

COMMUNITY DEVELOPMENT/CODE ENFORCEMENT

Jan Koehn

244-1593

Office may be used for a six month period only, or until the first unit for the project is completed - whichever occurs first.

POLICE DEPARTMENT

Dave Stassen

244-3587
