

FEE \$	<u>1000</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 56464

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2824 Niagara Circle North TAX SCHEDULE NO. 2943782-00-053:054
 SUBDIVISION Niagara Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1244
 FILING _____ BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Colorado West Realty NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 101 West 3 Pk Box 479
 (1) TELEPHONE 464-0816 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Herrera Brothers Const USE OF EXISTING BLDGS _____
 (2) ADDRESS 219 1/2 Mitchell Rd Gwinto DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 2466840 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 5.8 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 per bldg. line
ACCO approval req'd
 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).

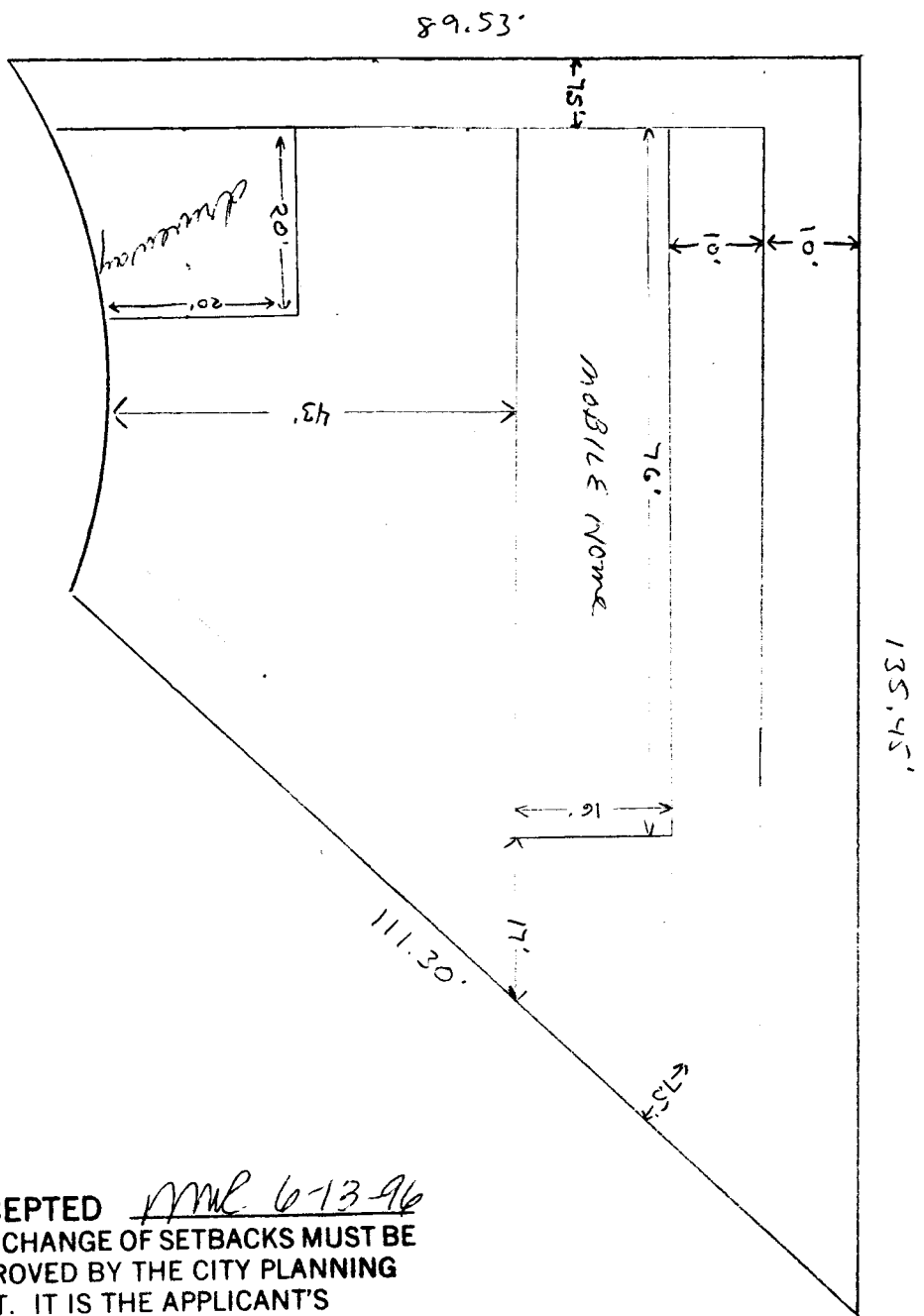
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Roy Herrera Date 6-10-96
 Department Approval Marcia Rubideaux Date 6-13-96
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9260
 Utility Accounting Michelle Cole Date 6/13/96

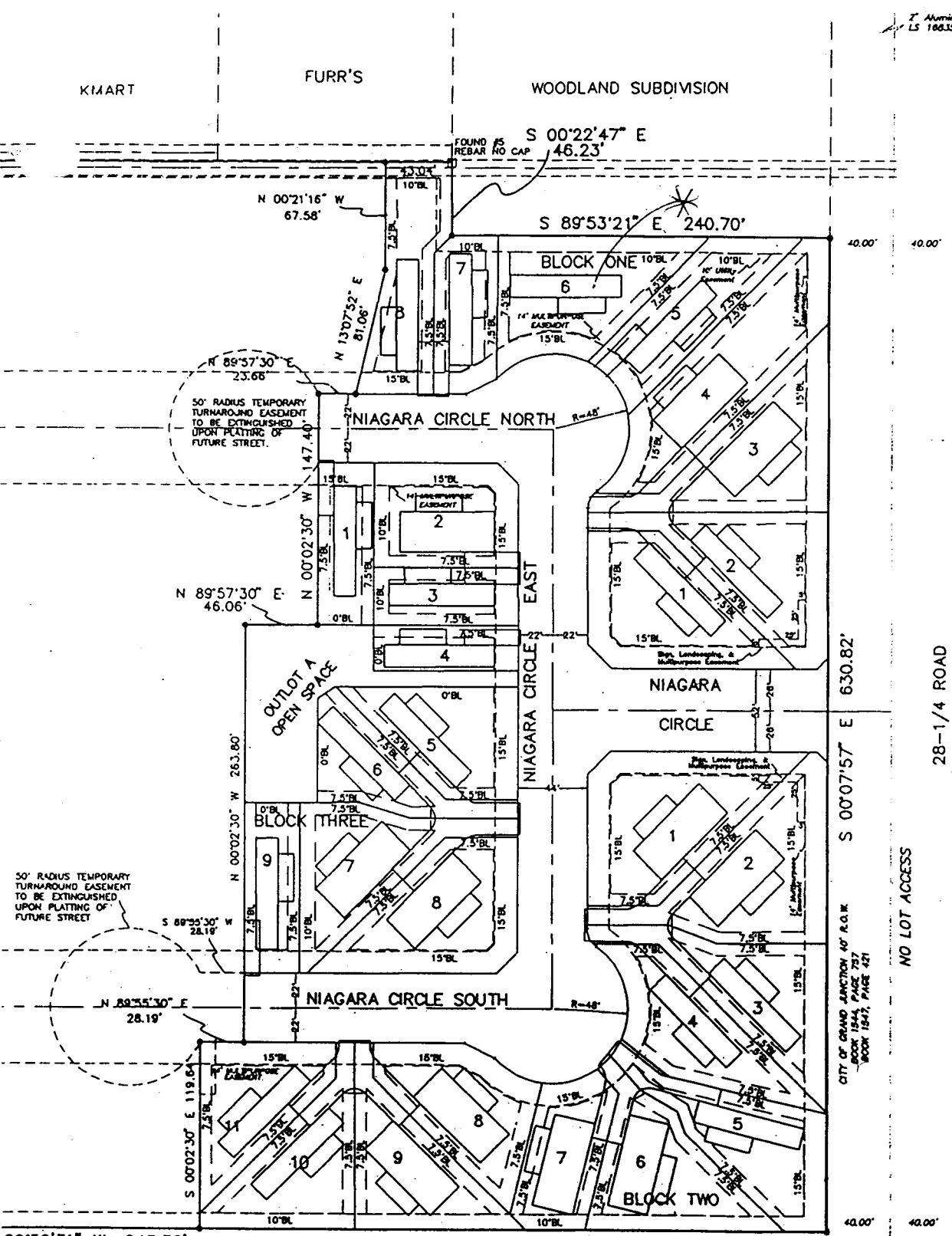
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

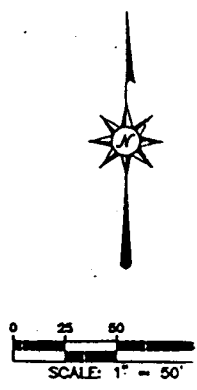
Niagara Village
2824 Niagara Circle North
Lot 6 Block 1



ACCEPTED APR 6-13-96
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.



FPP-95-156
 TCP-0-
 Setbacks
 are per building
 envelopes
 or (B.L. line)



G.O. LOT 2

ACCEPTED *Ronnie 3/4/96*
 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
 SITE PLAN
J. Miller
 6-10-96

SITE PLAN
 NIAGARA VILL
 FILING NO.

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

MN1/164A
 SECTION 18
 T1S, R1E, U1M
 B.L.M. 1886 (Not Accepted)
 Re-surveyed with No. 8 Rebar
 and Aluminum Cap L.S. 18835