

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55596

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 282⁵ S. Niagra Circle TAX SCHEDULE NO. 2943-182-00-053/054
 SUBDIVISION Niagra Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300
 FILING 1 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Kimberly R. Page NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 789
 (1) TELEPHONE 970-256-9718 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Kimberly R. Page USE OF EXISTING BLDGS _____
 (2) ADDRESS P.O. Box 789 DESCRIPTION OF WORK AND INTENDED USE: Set
 (2) TELEPHONE 970-256-9718 1 Manufactured Home on foundation

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 per bldg. envelope
 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 Kimberly R. Page Date 3-27-96
 Department Approval Ronnie Edwards Date 3-28-96

Additional water and/or sewer tap fees(s) are required: YES NO _____ W/O No. 9067
 Utility Accounting C. Richardson Date 3-28-96

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

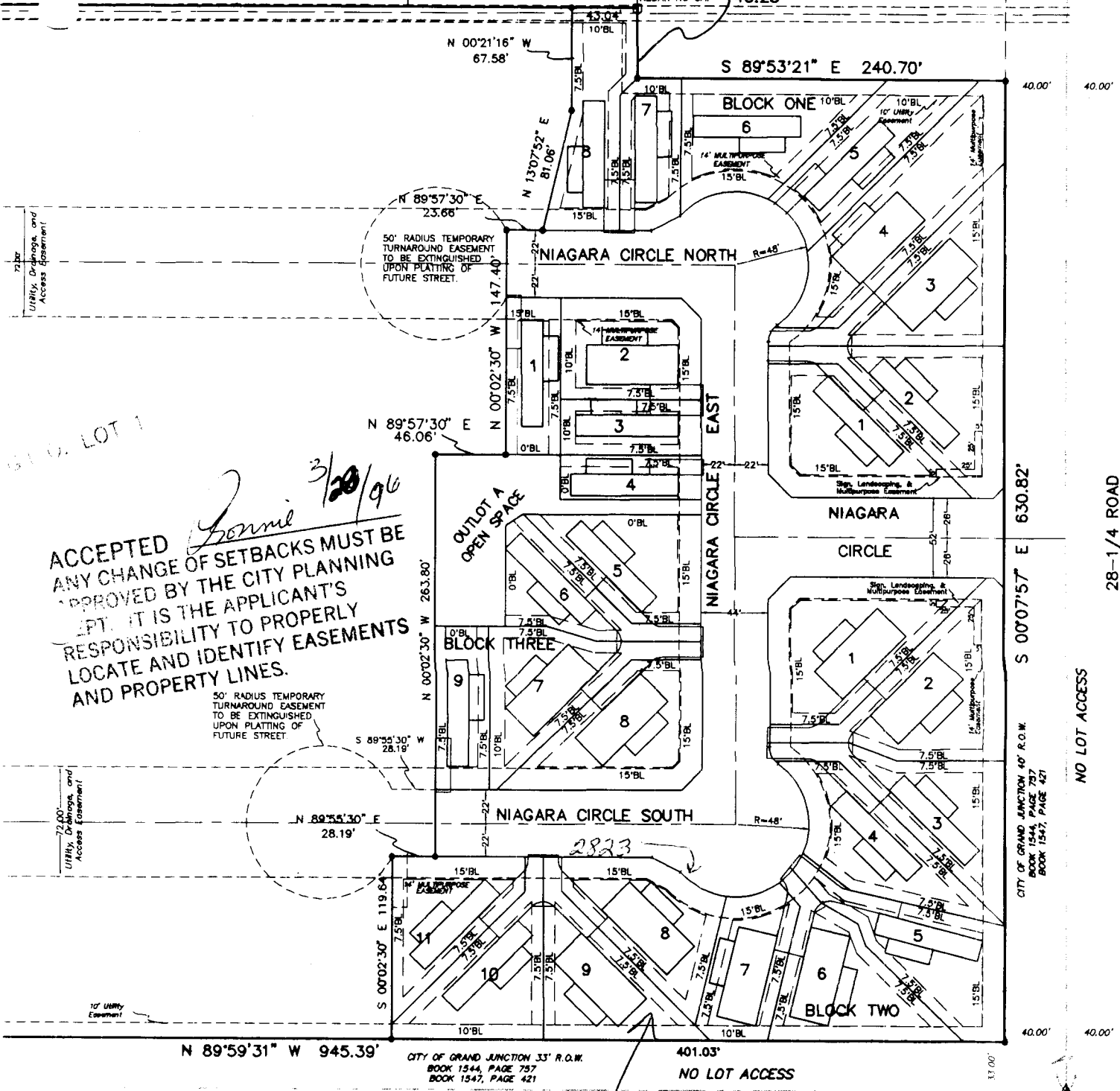
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Call Service 260-1016-Mobile

KMART FURR'S WOODLAND SUBDIVISION

S 59°51' E 705.48'

FOUND REBAR NO CAP
S 00°22'47" E 46.23'



ACCEPTED *Jennie* 3/28/96
 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.

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

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

G.L.O. LOT 2

DRIVEWAY LOCATION AS PER APPROVED PLAT
J. Korda
 3-28-96

Setk
 are
 ene
 or

DARWIN SUBDIVISION

28-1/4 ROAD

NO LOT ACCESS

NO LOT ACCESS

NW1/8th SECTION 18 T1S, R1E, U.M. B.L.M. 1982 (Not Accepted) Remonumented with No. 8 Rebar and Aluminum Cap L.S. 18835

NIA
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