

Planning \$ <u>1000</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59616</u>
FILE # <u>TWP-96-3.3-previous</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS <u>2821 Niagra Circle East</u>	TAX SCHEDULE NO. <u>2943-182-18-001</u>
SUBDIVISION <u>Niagra Village</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>16'x76'</u>
FILING <u>1</u> BLK <u>3</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u><del>16'x76'</del></u>
(1) OWNER <u>Cobradwest Real Estate</u>	NO. OF DWELLING UNITS
<u>401 North 21st</u>	BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>101 West 3 P.O. Box 479</u>	NO. OF BLDGS ON PARCEL
(1) TELEPHONE <u>464-0816</u>	BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(2) APPLICANT <u>Reg Herrera</u>	USE OF ALL EXISTING BLDGS <u>                    </u>
(2) ADDRESS <u>217 1/2 Mitchell Rd</u>	DESCRIPTION OF WORK & INTENDED USE: <u>                    </u>
(2) TELEPHONE <u>241-6840</u>	<u>mobile home set up residential</u>

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*

ZONE <u>PR 5.8</u>	Landscaping / Screening Required: YES <u>          </u> NO <u>          </u>
SETBACKS: Front <u>15'</u> from Property Line (PL) or <u>          </u> from center of ROW, whichever is greater	Parking Req'mt <u>                    </u>
Side <u>7.5'</u> from PL Rear <u>7.5'</u> from PL	Special Conditions: <u>Replacing existing modular w/ HUD home on permanent foundation</u>
Maximum Height <u>                    </u>	Census Tract <u>7</u> Traffic Zone <u>39</u> Annx # <u>          </u>
Maximum coverage of lot by structures <u>                    </u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature <u>Reg Herrera</u>	Date <u>3-20-97</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>3-21-97</u>
Additional water and/or sewer tap fee(s) are required: YES <u>          </u> NO <u>X</u> W/O No <u>100-000-01-9</u>	
Utility Accounting <u>                    </u>	Date <u>3-21-97</u>

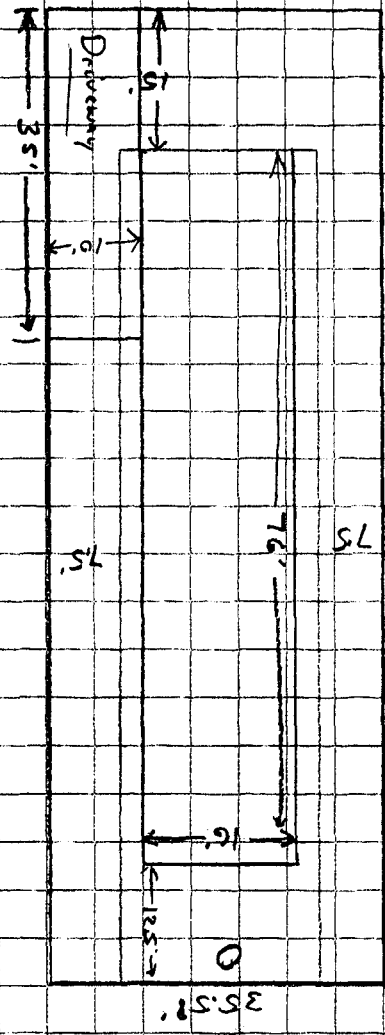
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ronnie* 3/21/97  
 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 Cir. N.

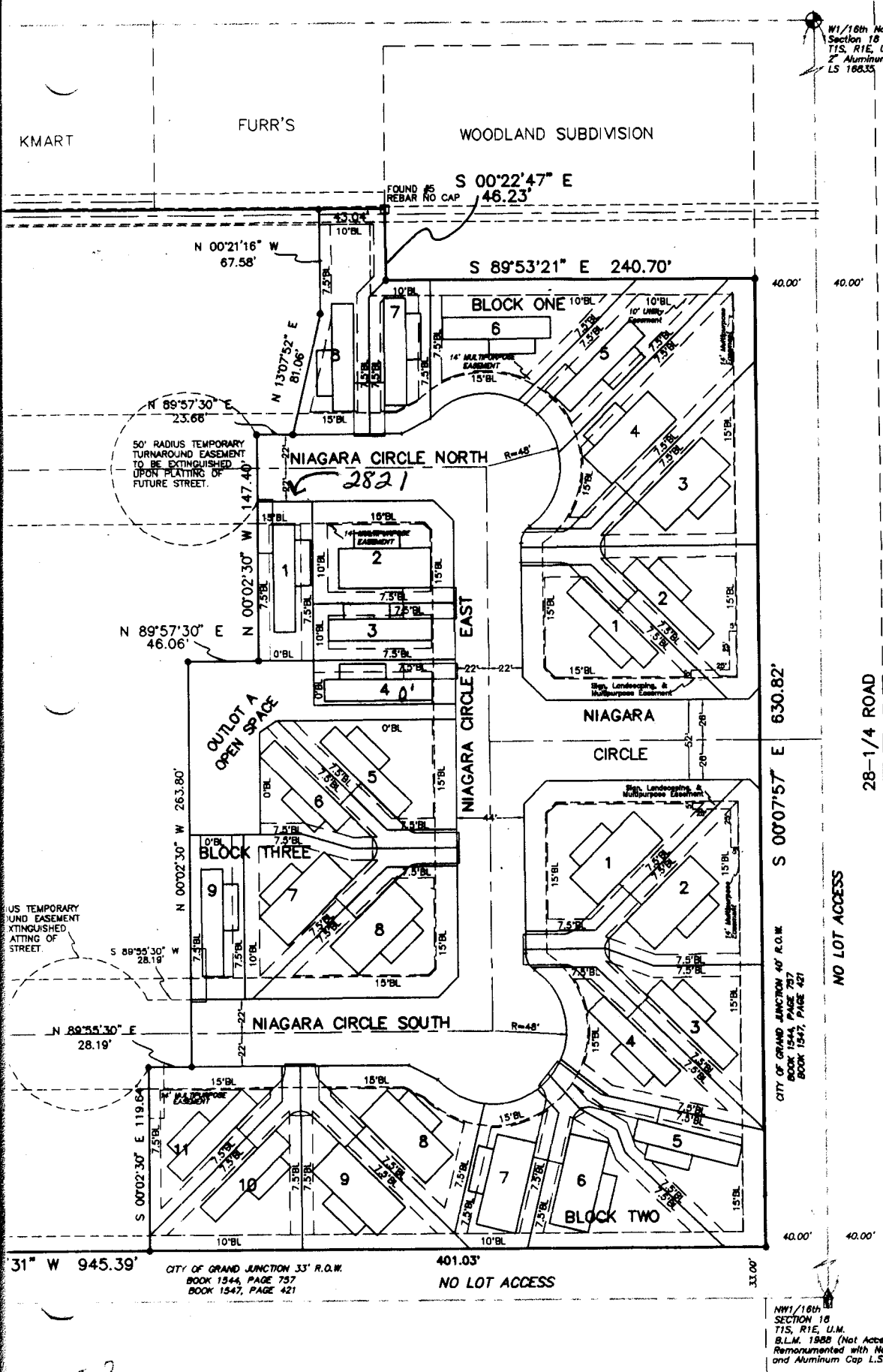
1332015



*Driveway OK*  
*J. J. [Signature]*  
 3-20-97

2821 Niagara Circle North  
 Lot 1 Block 3  
 Niagara Village

# PLAT FILING NO. 1

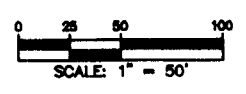


FPP-95-156  
TCP-0-

Setbacks  
are per building  
encompass line  
to (B.L. line)

Acco  
approval  
required!

Replacing existing  
modular used for  
mobile office.



SITE PLAN

O. LOT 2

NW 1/4 North Line  
Section 18  
T15S, R1E, U.M.  
2" Aluminum Cap  
LS 18835

28-1/4 ROAD  
NO LOT ACCESS  
S 00°07'57" E 630.82'

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

NW 1/4  
SECTION 18  
T15S, R1E, U.M.  
B.L.M. 1985 (Not Accepted)  
Reinforced with No. 8 Rebar  
and Aluminum Cap L.S. 18838

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

NO LOT ACCESS