

FEE \$	10.00
TCP \$	
SIF \$	Paid @ plot

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

BLDG PERMIT NO. 74021



Your Bridge to a Better Community

BLDG ADDRESS 2804 N. NIAGARA CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 1325 s.f.

TAX SCHEDULE NO. 2943-182-19-009 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION NIAGARA VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED 1325 s.f.

FILING _____ BLK 1 LOT 8

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER MIKE & SHANNON CURWEN

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 565 29 1/4 RD #3

USE OF EXISTING BUILDINGS SINGLE FAMILY HOME

(1) TELEPHONE 970-241-1689

DESCRIPTION OF WORK & INTENDED USE HUD MANUFACTURED HOME ON SITE

(2) APPLICANT BELL COUNTRY HOMES

TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2122 HWY 6 #50

(2) TELEPHONE 970-243-5300

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 NA

SETBACKS: Front 15 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 7.5 from PL, Rear 10 from PL

Parking Req'mt _____

Maximum Height NA

Special Conditions _____

CENSUS 7 TRAFFIC 39 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, by the Building Department (Section 305, Uniform Building Code).

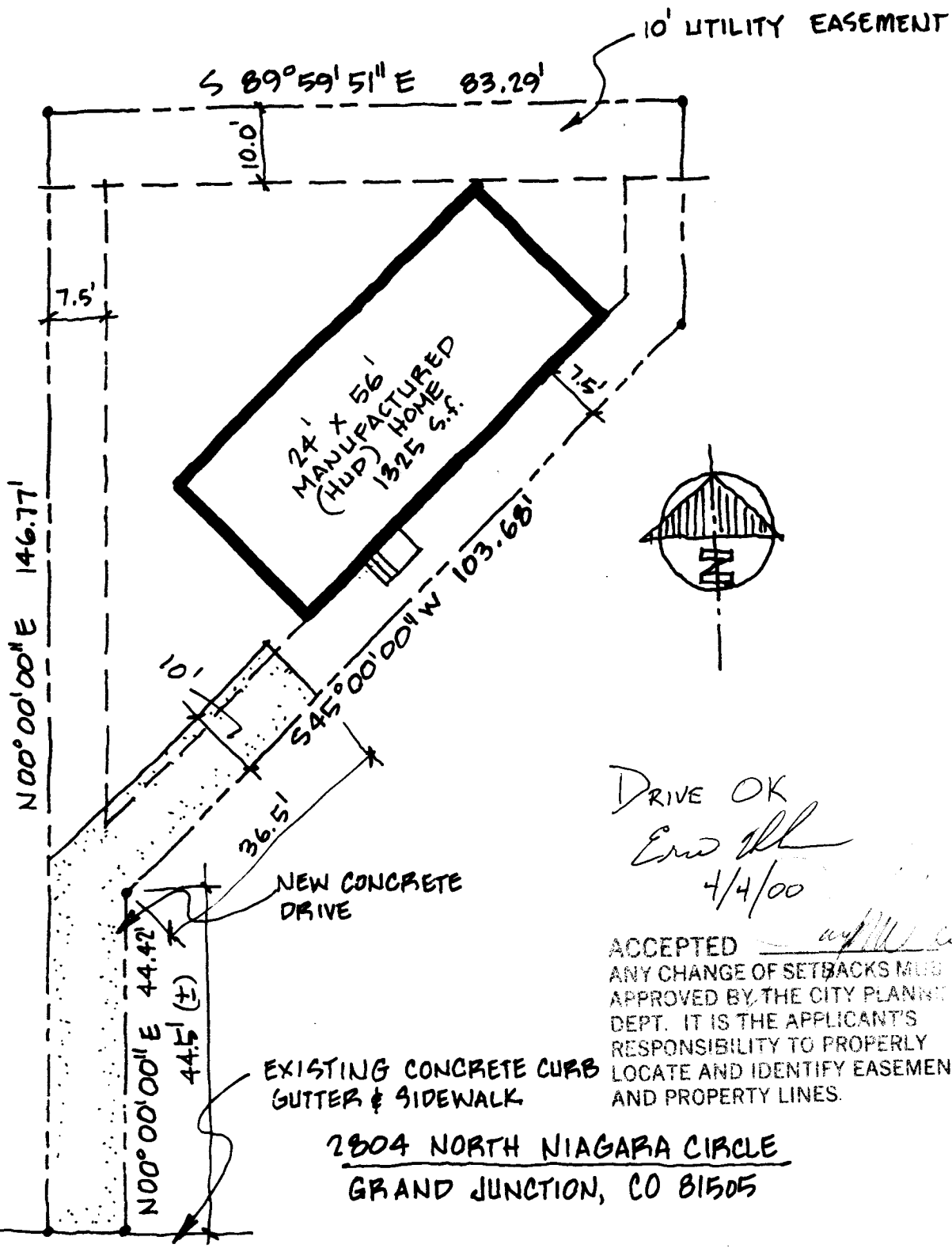
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-7-00

Department Approval [Signature] Date 4/7/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date <u>4/7/00</u>	<u>13003</u>

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



DRIVE OK
Erod
 4/4/00

ACCEPTED
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2804 NORTH NIAGARA CIRCLE
GRAND JUNCTION, CO 81505

← N. NIAGARA CIRCLE →

PLOT PLAN
 1" = 20'

DATE: 3-31-00