

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73450



Handwritten initials

Your Bridge to a Better Community

BLDG ADDRESS 2807 NIAGARA CIRCLES SQ. FT. OF PROPOSED BLDGS/ADDITION 1188

TAX SCHEDULE NO. 2943-182-19-030 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION NIAGARA VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 1 LOT 29 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER MARYANN & BILBERTO ROBLES NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 755 26 RD. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-245-4649 DESCRIPTION OF WORK & INTENDED USE _____

(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 R 5.8 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 7.5' from PL, Rear 7.5' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS 7 TRAFFIC 39 ANNEX# _____

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 1-10-00

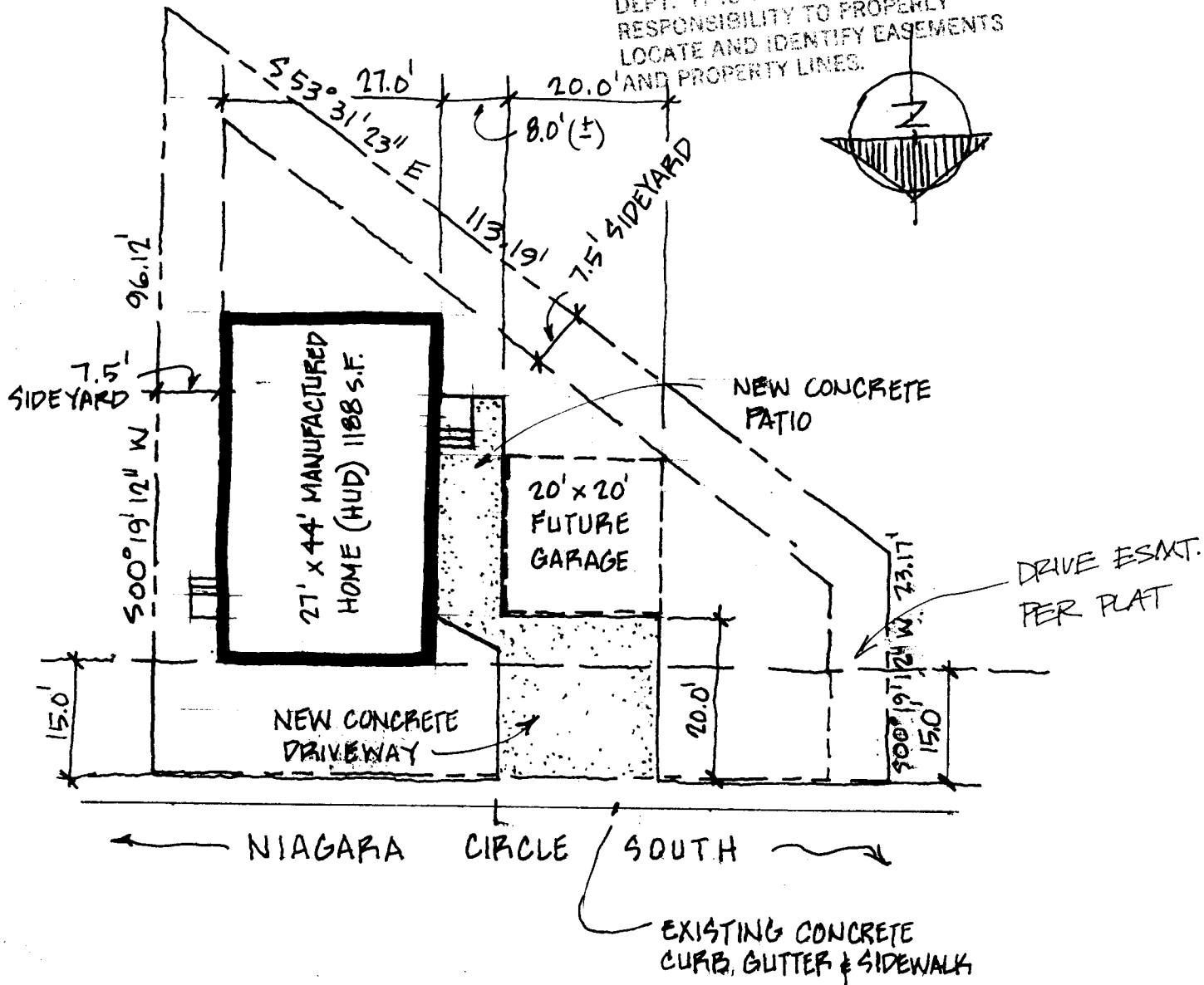
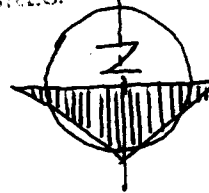
Department Approval [Signature] Date 1-10-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>12766</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1-10-2000</u>

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

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.

Nisku Oregon 1/10/00



2807 NIAGARA CIRCLE SOUTH
GRAND JUNCTION, CO 81501

PLOT PLAN

1" = 20'

~~DRIVEWAY LOC. MUST BE
 SHOWN PER THE PLAT FOR
 FIL.#2. 244-1451
 KENT MARSH~~

1/5/99
 DRIVE O.K.

[Signature]