

FEES \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 79815



Your Bridge to a Better Community

BLDG ADDRESS 487 W. NIAGARA CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2943-182-19-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION NIAGARA VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 2 BLK 1 LOT 17 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER ROBERT FEUERBORN NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 548 1/2 28 1/2 RD USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 970-242-8305 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 \_\_\_\_\_

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

Side 75' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' 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).

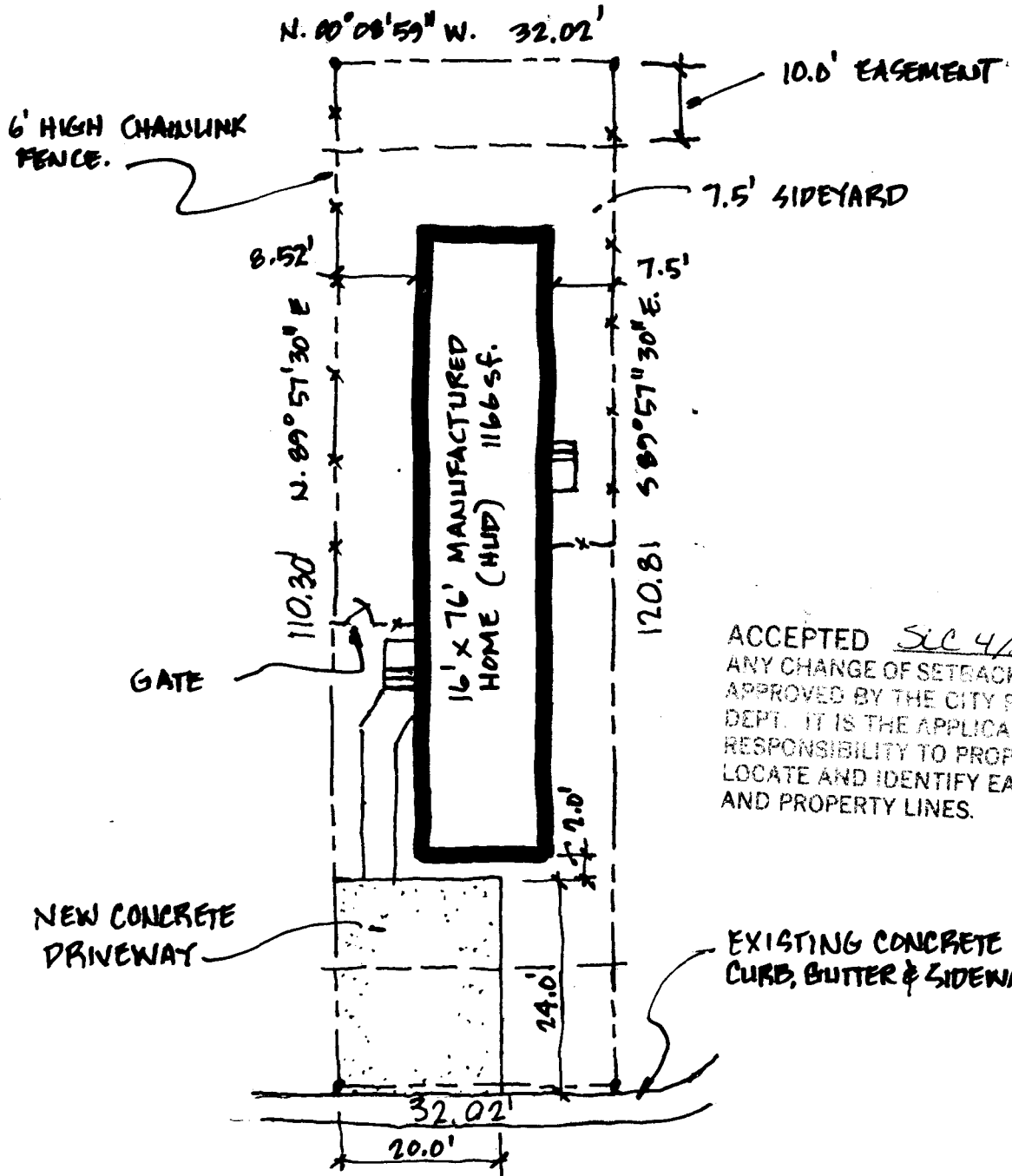
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-21-00

Department Approval [Signature] Date 4-21-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>		Date <u>4-21-00</u>

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



ACCEPTED SIC 4/21/00  
 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.

EXISTING CONCRETE  
 CURB, GUTTER & SIDEWALK

487 NIAGARA CIRCLE, WEST  
 GRAND JUNCTION, CO 81501

DRIVEWAY OK  
 Eric [Signature]  
 4/13/00

PLOT PLAN

1" = 20'