

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 75705



Your Bridge to a Better Community

*EX*

BLDG ADDRESS 491 West Niagra SQ. FT. OF PROPOSED BLDGS/ADDITION 1100  
 TAX SCHEDULE NO. 294318219016 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Niagra Village TOTAL SQ. FT. OF EXISTING & PROPOSED 1100  
 FILING 2 BLK 1 LOT 15 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Nathaniel Cramer NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Hud Home on foundation  
 (2) APPLICANT Bell Country Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2122 Hwy 6 #50 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 243-5300  Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 ~~RR 5.8~~ PD 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 1/2 from PL, Rear 10 from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 7 TRAFFIC 39 ANN# \_\_\_\_\_

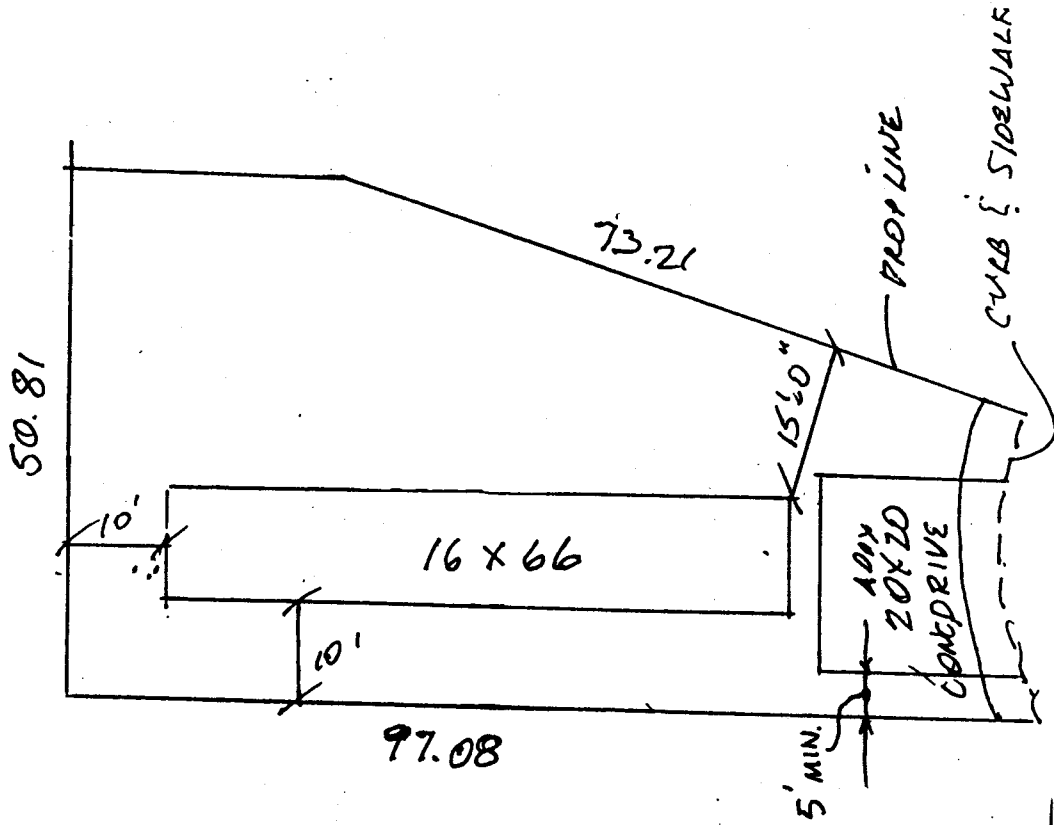
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Rosh Peterson Date 6-27-00  
 Department Approval M C Fayre Nelson Date 6-28-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13201</u>
Utility Accounting <u>Dottie Yarnover</u>	Date <u>6/28/00</u>		

491 West Niagra



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

DRIVE OK

AS DIMENSIONED

*EH*  
6/27/00

PLOT PLAN  
1" = 20'

SITE PLAN-CRAMER PRINGLE  
491 WEST NIAGARA CIRCLE  
GRAND JUNCTION, CO

BELL COUNTRY HOMES  
2122 Highway 6 & 50  
Grand Junction CO 81505