

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 79432



Your Bridge to a Better Community

BLDG ADDRESS 2803 NIAGARA CIRCLES SQ. FT. OF PROPOSED BLDGS/ADDITION 1290

TAX SCHEDULE NO. 2943-182-19-028 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION NIAGARA VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED 1290

FILING 1 BLK LOT 27

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

(1) OWNER WELDON & JANICE ALLEN NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 404 W. GROVE G.I. USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 434-2530

(2) APPLICANT BELL COUNTRY HOMES DESCRIPTION OF WORK & INTENDED USE SET HUD CODE HOME ON A PERMANENT FOUNDATION

(2) ADDRESS P.O. BOX 229 NEW CASTLE, CO 81647 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 984-3500

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 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 7.5 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 Fred R. Cameron Date 4-13-01

Department Approval [Signature] Date 4/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13902</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/13/01</u>

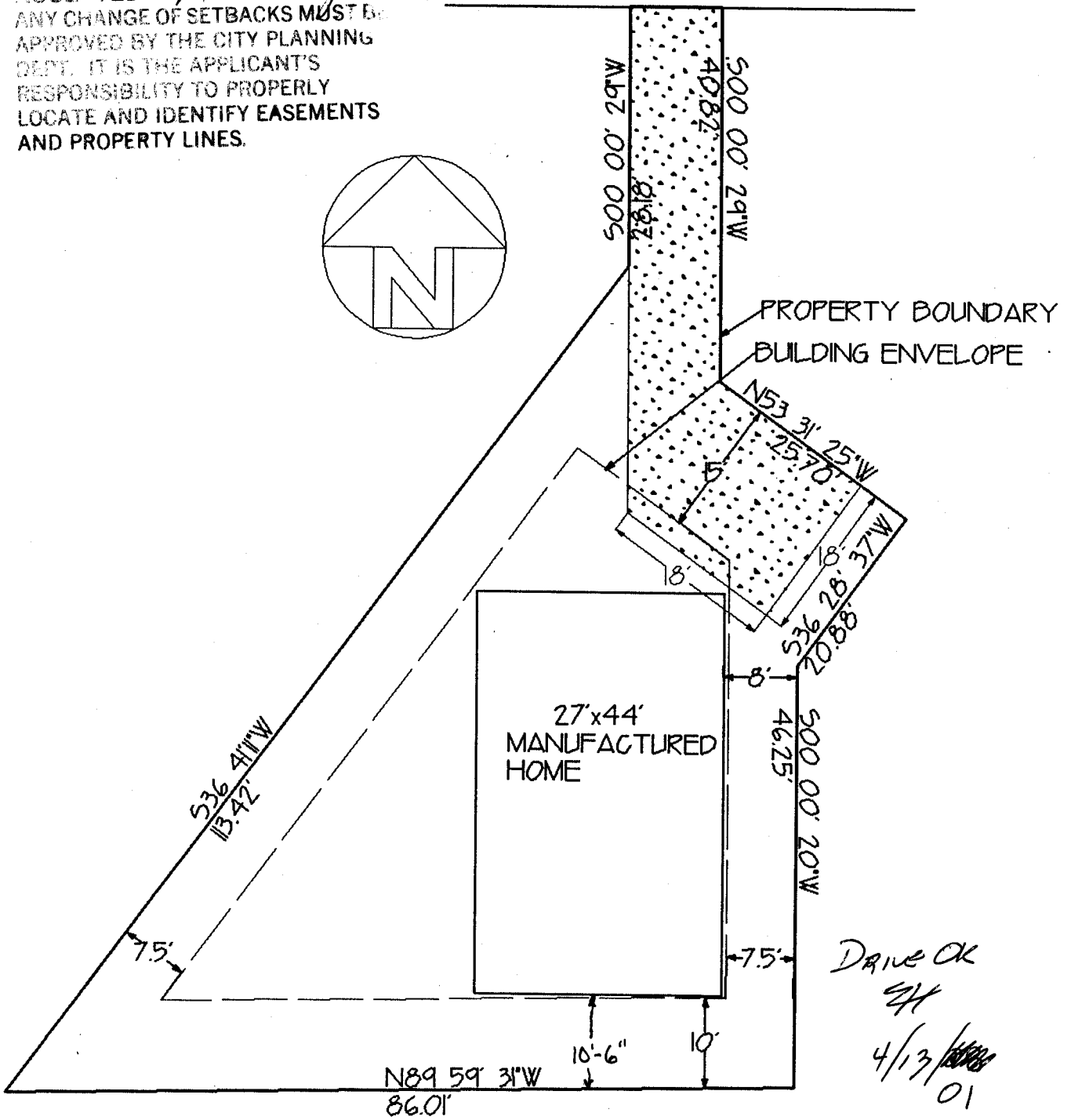
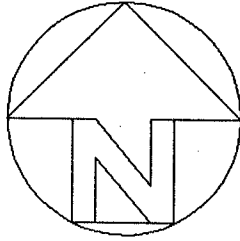
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Alshi Oragne 4/13/01*

NIAGARA CIRCLE SOUTH

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.



DRIVE OK
SH
 4/13/2001

BELL COUNTRY HOMES
 P.O. BOX 229
 NEW CASTLE, CO 81647
 (970) 984-3500
 APRIL 12, 2001

PROJECT SITE PLAN
 ALLEN RESIDENCE
 2803 NIAGARA CIRCLE SOUTH
 GRAND JUNCTION, COLORADO