

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.	112805
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Building Address 2805 S Niagara Circle No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-182-19-029 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1120
 Subdivision Niagara Village #92 Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 1 Lot 28 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name Gary Rinderbe
 Address 542-33 Road
 City / State / Zip Clifton, CO 81520

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home ("check type below")
 Interior Remodel Addition
 Other (please specify): Replace Existing Manufactured Home

APPLICANT INFORMATION:

Name Owner
 Address _____
 City / State / Zip _____

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Existing Mobil home was removed replacing it with newer one

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

ZONE PD Ma: _____
 SETBACKS: Front _____ from property line (PL) Pe: _____
 Side _____ from PL Rear _____ from PL Pa: _____
 Maximum Height of Structure(s) _____ Sp: _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Peggy - This one was missed - we were waiting on the white copy - (see memo) - Please scan.
 JAR

Modifications to this Planning Clearance must be approved, in writing, by the Building Department. No structure authorized by this application cannot be occupied until Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information provided, including all applicable codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that the Building Department's action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 11-13-07

Department Approval Barbara Hand JAR Date 11-14-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
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Utility Accounting	Date
<u>Chubbolt</u>	<u>11-14-07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 Interior Remodel Addition
 Other (please specify): Replace Existing Manufactured Home

APPLICANT INFORMATION:

Name Owner
 Address _____
 City / State / Zip _____
 Telephone 434 0510

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

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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions per bldg env. on concrete pad
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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 _____ Date 11-13-07

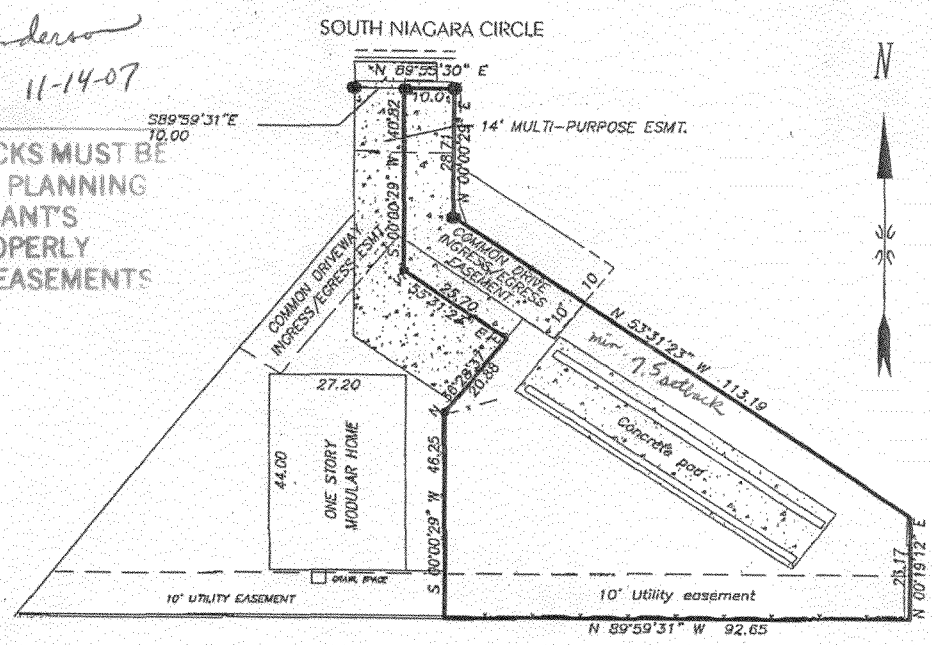
Department Approval [Signature] Date 11-14-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>11-14-07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Gayleen Henderson
JRH 11-14-07

ACCEPTED
 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.



DESCRIPTION:

LOT 28 IN BLOCK 1 OF
 NIAGARA VILLAGE FILING NO. TWO
 COUNTY OF MESA, STATE OF COLORADO

NO TITLE WORK WAS PROVIDED
 A TITLE SEARCH WAS NOT PERFORMED
 TAX SCHEDULE NO. 2943-182-19-029

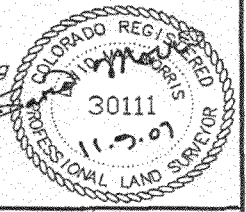
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for BRAY REAL ESTATE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 11/08/2007, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

David M. Morris
 David M. Morris, Registered Colorado Land Surveyor #30111



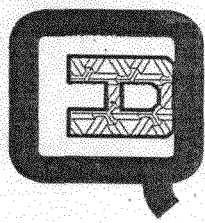
IMPROVEMENT LOCATION CERTIFICATE

2805 SOUTH NIAGARA CIRCLE, GRAND JUNCTION, CO. 81501

FOR: 2805 S. NIAGARA ILC

SCALE: 1 IN = 30 FT

DATE: 11/08/2007



Q.E.D. SURVEYING SYSTEMS, Inc.
 1018 COLORADO AVE
 GRAND JUNCTION, CO 81501-3521
 (970) 241-2370
 FAX: 241-7025

SURVEYED BY: JMM & CR
 DRAWN BY: CR
 ACAD ID: 2805 S. NIAGARA ILC
 SHEET NO.
 FILE: 2007-309.1

MEMORANDUM

DATE: 1/18/2008
TO: File
FROM: Judith Rice
SUBJECT: 2805 S Niagara Circle

Applicant did not return original white copy of Planning Clearance or pick up copies of approved site plan. Building Department did not receive approved site plan.

Building Department faxed their copy of the Planning Clearance.