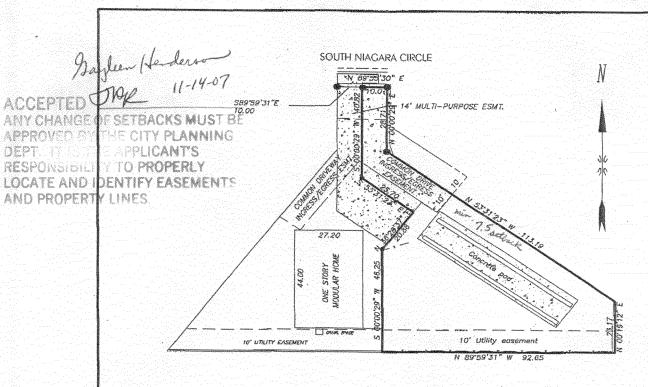
FEE \$ 10.00 PLANNING	CLEARANCE BLDG PERMIT NO. 1/2805
TCP \$ (Single Family Residen	itial and Accessory Structures)
SIF \$ D Community De	evelopment Department
Building Address 2805 5 Ning	No. of Existing Bidgs No. Proposed
Parcel No. 2943-182-19-02	9 Sq. Ft. of Existing Bldgs Sq. Ft. Proposed // CC
Subdivision Niagara Village	Sq. Ft. of Lot / Parcel
Filing Block Lot 7	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
이 🧲 사람들은 그들은 하는 어떻게 하는 것이 되었다.	(Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure /5
Name Gary Kinden	DESCRIPTION OF WORK & INTENDED USE:
Address 544-33 fow	New Single Family Home (*check type below) Interior Remodel
City/State/Zip CI. Flon CO 815	Other (please specify): Ro Place F xi57/mg
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
Name Own	Manufactured Home (HUD) Other (please specify):
Address	
Cip-/ State / Zip	NOTES Existing Mobilhome was
Telephone 434 05/0	remined Replacing + with News
REQUIRED: One plot plan, on 8:1(2" x 11" paper, sho property lines, ingressiegress to the property, driven	owing all existing & proposed structure location(s), parking, setbacks to all way location & wi ^{-44, 2} all essements & rights-of-way which abut the parcel.
REQUIRED: One plet plan, on 8 1/2" x 11" paper, sho	owing all existing & proposed structure location(s), parking, setbacks to all way location & wi ^{-44, 2} all essements & rights-of-way which abut the parcel.
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crs Ø	PLANNING CLEA (Single Family Residential and A	
offs Ø	Community Developm	
		aile 1
	<u> </u>	No. of Existing Bldgs No. Proposed No. Proposed
arcel No. 2943-	182-19-029	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1/7
Subdivision Niag	ara Village #2	Sq. Ft. of Lot / Parcel
iling <u>2 </u>	ckLot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
WNER INFORMATION		(Total Existing & Proposed) Height of Proposed Structure /5'
lame Gary R	inderly	DESCRIPTION OF WORK & INTENDED USE:
ddress 542 -		New Single Family Home (*check type below) Interior Remodel Addition
	1. Elon, CO 81520	Other (please specify): Roplace Fristing Manufactured 4
PPLICANT INFORMAT	ION:	*TYPE OF HOME PROPOSE <u>D:</u>
ame Own		☐ Site Built ☐ Manufactured Home (UB Manufactured Home (HUD)
.ddress		Other (please specify):
itý./ State / Zip		NOTES Existing Mobil home was
elephone 434	0510	removed Replacing + with New
ONE <u>PD</u>	JK 10 BE COMPLETED BY COM	MMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
ETBACKS: Front	from property line (PL)	Permanent Foundation Required: YESNO
idefrom PL	Rearfrom PL	Parking Requirement
laximum Height of Struc	ture(s)	Special Conditions year bildy envi!
	Driveway	on concrete pad
oting District	Location Approval (Engineer's Initial	요하는 사회 항상하다는 그리다는 사람들이 가득하는 사람이 하라고 있는 사람들이 없어 하지 않아야 하는 것이다. 얼마나
tructure authorized by th	nis application cannot be occupied	d, in writing, by the Community Development Department. Tuntil a final inspection has been completed and a Certificate
ccupancy has been issu	ied, if applicable, by the Building D	Department (Section 305, Uniform Building Code).
المسام و معامل		ne information is correct; I agree to comply with any and all codine project. I understand that failure to comply shall result in leg non-use of the building(s).
rdinances, laws, regulati		Date // / 8 00
rdinances, laws, regulati ction, which may include		
rdinances, laws, regulation, which may include pplicant Signature	Barle - Hole -	もまだになるとし、おは、「一性には、これで、は、一致に対し、これには、経験などにはなる。とれていました。これには、これには、日本などにはなるにはなっています。これには、これには、これには、これには、これには、これには、これには、これには、
rdinances, laws, regulation, which may include pplicant Signatureepartment Approval	Š ŽŽNI – TI	Date 11-14-07 ES No. W/O No.
a a similar of a lam and a lamb at a lamb	ons or restrictions which apply to th	he project. I understand that failur non-use of the building(s).

GED SURVEYING



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, Registered Colorado Land Surveyor #30111

IMPROVEMENT LOCATION CERTIFICATE

2805 SOUTH NIAGARA CIRCLE, GRAND JUNCTION, CO. 8????

FOR:

2805 S. NIAGARA ILC

METERS

SCALE: 0 15 30 0 3 10

DATE: 11/08/2007

1 IN = 30 FT



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

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.