

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

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

BLDG PERMIT NO. 84714



Your Bridge to a Better Community

BLDG ADDRESS Niagara 479 W Niagara Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 448

TAX SCHEDULE NO. 2943-18219-022 SQ. FT. OF EXISTING BLDGS 728

SUBDIVISION Niagara Village TOTAL SQ. FT. OF EXISTING & PROPOSED 1176

FILING 2 BLK 1 LOT 21 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER William D Paull NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 479 W Niagara Cir USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 257-9859 DESCRIPTION OF WORK & INTENDED USE Addition

(2) APPLICANT William D Paull TYPE OF HOME PROPOSED:
 ___ Site Built ___ Manufactured Home (UBC)
 ___ Manufactured Home (HUD)
 Other (please specify) Addition

(2) ADDRESS 479 W Niagara Cir

(2) TELEPHONE 257-9859

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 1/2' from PL, Rear 7 1/2' from PL Parking Req'mt _____

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 William D Paull Date _____

Department Approval A. Taysa Johnson Date 5/23/02

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>5/23/02</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)

5/23/02
ACCEPTED *C. J. Dube*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PLANNING
DEPARTMENT IS NOT RESPONSIBLE FOR PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

