

FEE \$	10.00
TCP \$	500.00 0
SIF \$	292.00

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

BLDG PERMIT NO. _____



Building Address 480 W Niagara Circle No. of Existing Bldgs 0 Proposed 1,152
 Parcel No. 2943-182-20-024 Sq. Ft. of Existing Bldgs 0 Proposed 1,152
 Subdivision Niagara Village Sq. Ft. of Lot / Parcel 4583 sq ft
 Filing 2 Block 2 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name MIGUEL OSCAR OLIVAS-MUNOZ
 Address 2837 N. AVE SPACE # B25
 City / State / Zip GRAND JUNCTION CO.

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name GOLDEN VILLA HOMES
 Address 2475 Hwy 6450
 City / State / Zip Grand Junction Co.
 Telephone 245-9039

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures <u>1031</u> <i>A</i>
SETBACKS: Front <u>15'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7.5'</u> from PL Rear <u>7.5'</u> from PL	Parking Requirement <u>Stonewall</u>
Maximum Height of Structure(s) <u>14'5"</u>	Special Conditions _____
Voting District <u>C</u> 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 [Signature] for Goldenrod Date 3/25/04
 Department Approval [Signature] Date 3/25/04
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17113
 Utility Accounting [Signature] Date 3/26/04

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)

North Av

28 1/4 Rd

28 1/2 Rd

SUBJECT PROPERTY



Niagara Cir



28 Rd

Grand Av

ACCEPTED *Cy Jaye Hall* 3/26/04
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.



OLIVAS

480 W. NIAGRA CIRCLE

