

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

31608-1710

Building Address 479 W. NIAGARA CIRCLE

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-182-19-022

Sq. Ft. of Existing Bldgs 756 SF Sq. Ft. Proposed 572 SF

Subdivision Niagara Village

Sq. Ft. of Lot / Parcel 5,929 SF

Filing 2 Block _____ Lot 21

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,584 SF

Height of Proposed Structure 15'

OWNER INFORMATION:

Name BILL PAULL

DESCRIPTION OF WORK & INTENDED USE:

Address 479 W. NIAGARA CIRCLE

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

City / State / Zip G.J. W. 81501

APPLICANT INFORMATION:

Name CHAD SCHWENTER

***TYPE OF HOME PROPOSED:**

Address 3010 I 70 B. LOOP

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

City / State / Zip G.J. W. 81504

NOTES: _____

Telephone 254-0460

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 X

Side 7 1/2' from PL Rear 10' from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions _____

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 [Signature] Date 3/25/05

Department Approval [Signature] Date 3/25/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. [Signature]

Utility Accounting [Signature] Date 3/25/05

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)

ACCEPTED *3/25/05*
Clay Hall
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.

