

Planning \$	10
TCP \$	
Drainage \$	
SIF\$	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

Single Family

91014-1703

BLDG PERMIT NO.
FILE #

Building Address 484 NIAGARA CIR EAST
 Parcel No. 2943-182-17-001
 Subdivision NIAGARA VILLAGE
 Filing 1 Block 2 Lot 1

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1216 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel all acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name ROBERT A. MARCUS
 Address 484 NIAGARA CIR EAST
 City / State / Zip GRAND JUNCTION CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Storage shed

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 254-1231

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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 PLANNING STAFF

ZONE PD Maximum coverage of lot by structures 30%
 SETBACKS: Front 20/25 from property line (PL) Landscaping/Screening Required: YES NO
 Side 0 from PL Rear 0 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Special Conditions: ACCO Approval
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) required - Placement ok as shown on diagram attached as long as ACCO Approval is supplied. JW

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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).

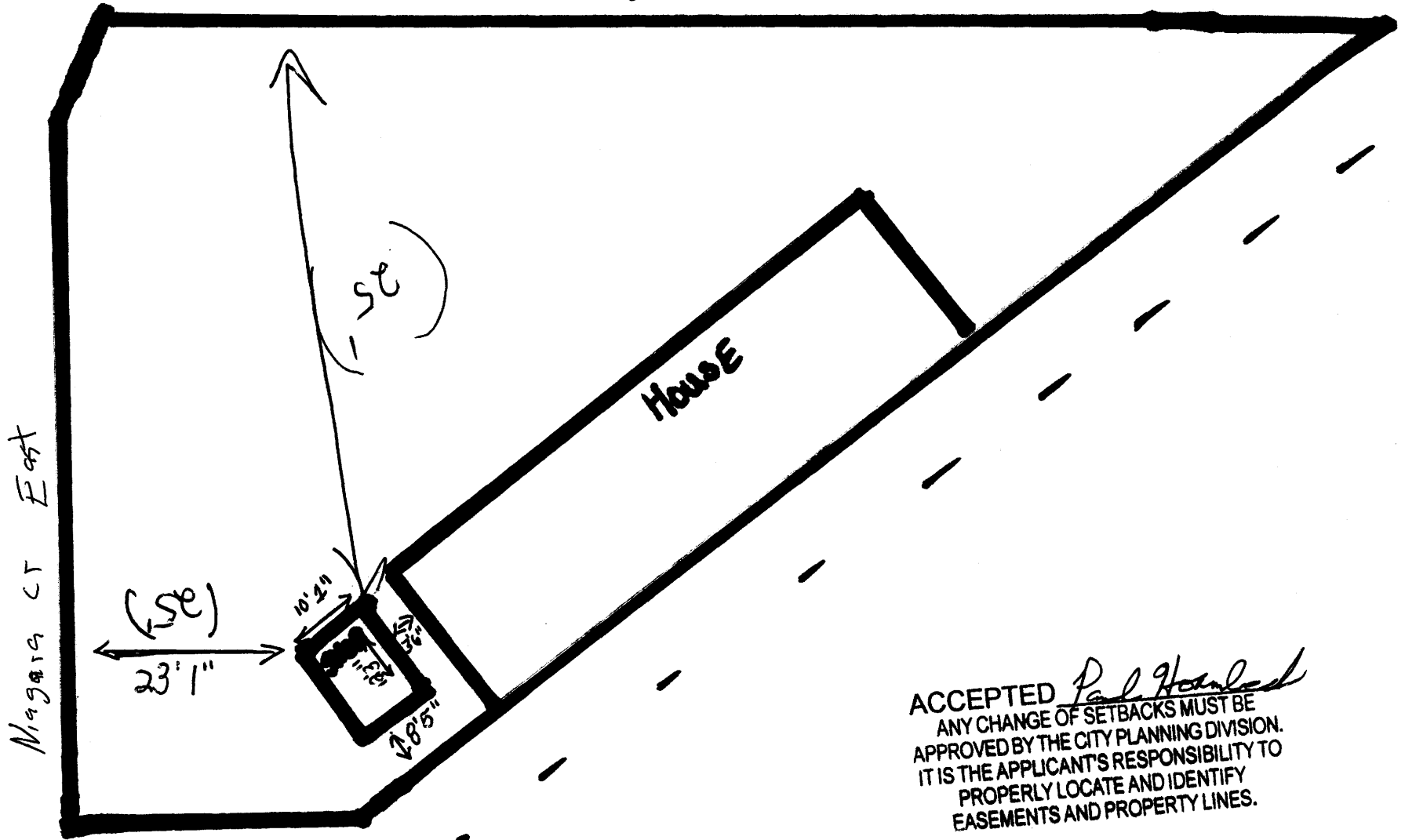
Applicant Signature [Signature] Date 12-17-2007

Planning Approval [Signature] Date 12/17/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Shed only</u>		
	Date <u>12/17/07</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)

Niagara Ct



ACCEPTED *Paul Healed*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.