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

BLDG PERMIT NO. _____

Building Address 477 E Niagara Cir No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-182-18-008 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Niagara Village Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Barbara + Laurie Noetzelmann
 Address 477 E Niagara Cir
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Barbara + Laurie Noetzelmann
 Address 477 E Niagara Cir
 City / State / Zip Grand Junction CO 81501
 Telephone 970-208-2590

***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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15 Foot from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7.5' from PL Rear 7 1/2 Foot from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions ACCO Approval
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) required

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 Laurie Noetzelmann Date _____
 Department Approval Paul Hornbush Date 4/25/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bransley</u>	Date <u>4/25/08</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)

4/25/08

ACCEPTED *Paul N. ...*
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.

