

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

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

BLDG PERMIT NO. 82523



Your Bridge to a Better Community

BLDG ADDRESS 546 NORMANDY WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1120
GRAND JCT. CO. 81501

TAX SCHEDULE NO. 2943-074-04-017 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION COTTON WOOD TOTAL SQ. FT. OF EXISTING & PROPOSED 1120
MEADOW VALE SUB DIV.

FILING _____ BLK 15 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER JESUS + MERCEDEZ CELIC NO. OF BUILDINGS ON PARCEL
 Before: 1 After: _____ this Construction

(1) ADDRESS 546 NORMANDY WAY USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE
GRAND JCT. CO. 81501 *INSTALL NEW MFG. HOME ON PRIVATE LOT*

(1) TELEPHONE 241-4756 DESCRIPTION OF WORK & INTENDED USE SAME

(2) APPLICANT HOMES FOR AMERICA TYPE OF HOME PROPOSED:
 (2) ADDRESS 2504 Hwy 6+50 GRAND JCT. CO. 81525 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 255-8986 _____ Other (please specify) _____

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 70%

SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 5' 10" North Parking Req'mt 2
 Rear 10' from PL Special Conditions _____

Maximum Height _____ CENSUS 6 TRAFFIC 30 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 Bob Hargiss Date _____

Department Approval C. Tays Gibson Date 11/30/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>u. Bensley</u>		Date <u>11/30/01</u>

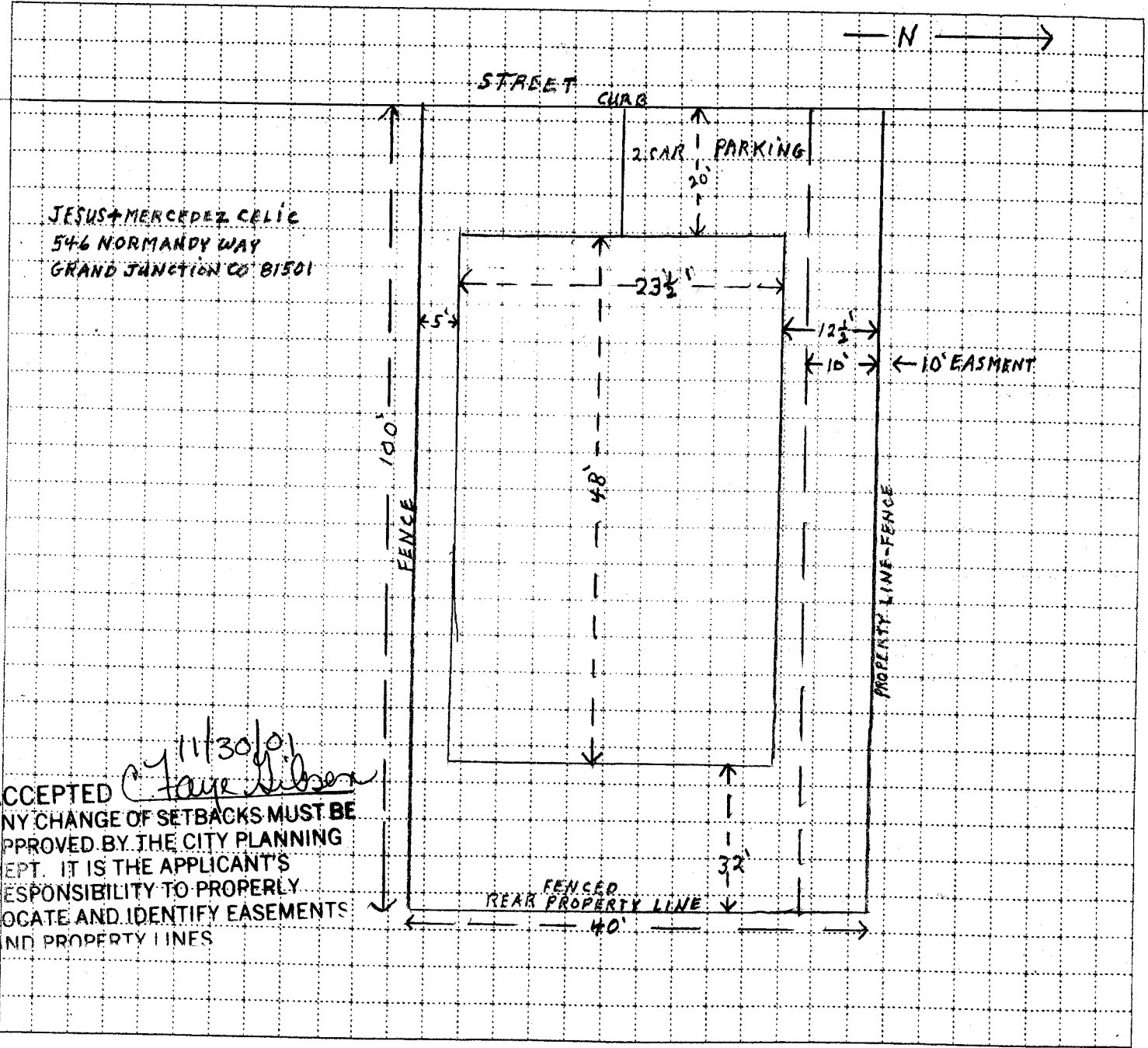
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



ACCEPTED *C. J. Gibson* 11/30/01
 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