

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

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

BLDG PERMIT NO. 84164



Your Bridge to a Better Community

BLDG ADDRESS 549 Normandy Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1200 sq'  
TAX SCHEDULE NO. 2943-074-18-008 SQ. FT. OF EXISTING BLDGS ~~1200~~ 0  
SUBDIVISION Cottonwood Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1200  
FILING \_\_\_\_\_ BLK 6 LOT 8  
NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction  
(1) OWNER HERSHELL JARVIS  
(1) ADDRESS 549 Normandy  
(1) TELEPHONE 270-2982  
(2) APPLICANT GUY KRAFT  
(2) ADDRESS 1429 MED  
(2) TELEPHONE 234-4400  
USE OF EXISTING BUILDINGS RESIDENCE  
DESCRIPTION OF WORK & INTENDED USE MOVE OFF OLD M.H. REPLACE WITH NEW  
TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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 ✓  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL, Rear 10' from PL Parking Req'mt APR 04 2002  
Maximum Height 32' Special Conditions TB  
CENSUS 0 TRAFFIC 30 ANNEX# \_\_\_\_\_

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 Guy Kraft Date 4/4/02  
Department Approval C. Jaye Mason Date 4/4/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>li Benseley</u>		Date <u>4/4/02</u>

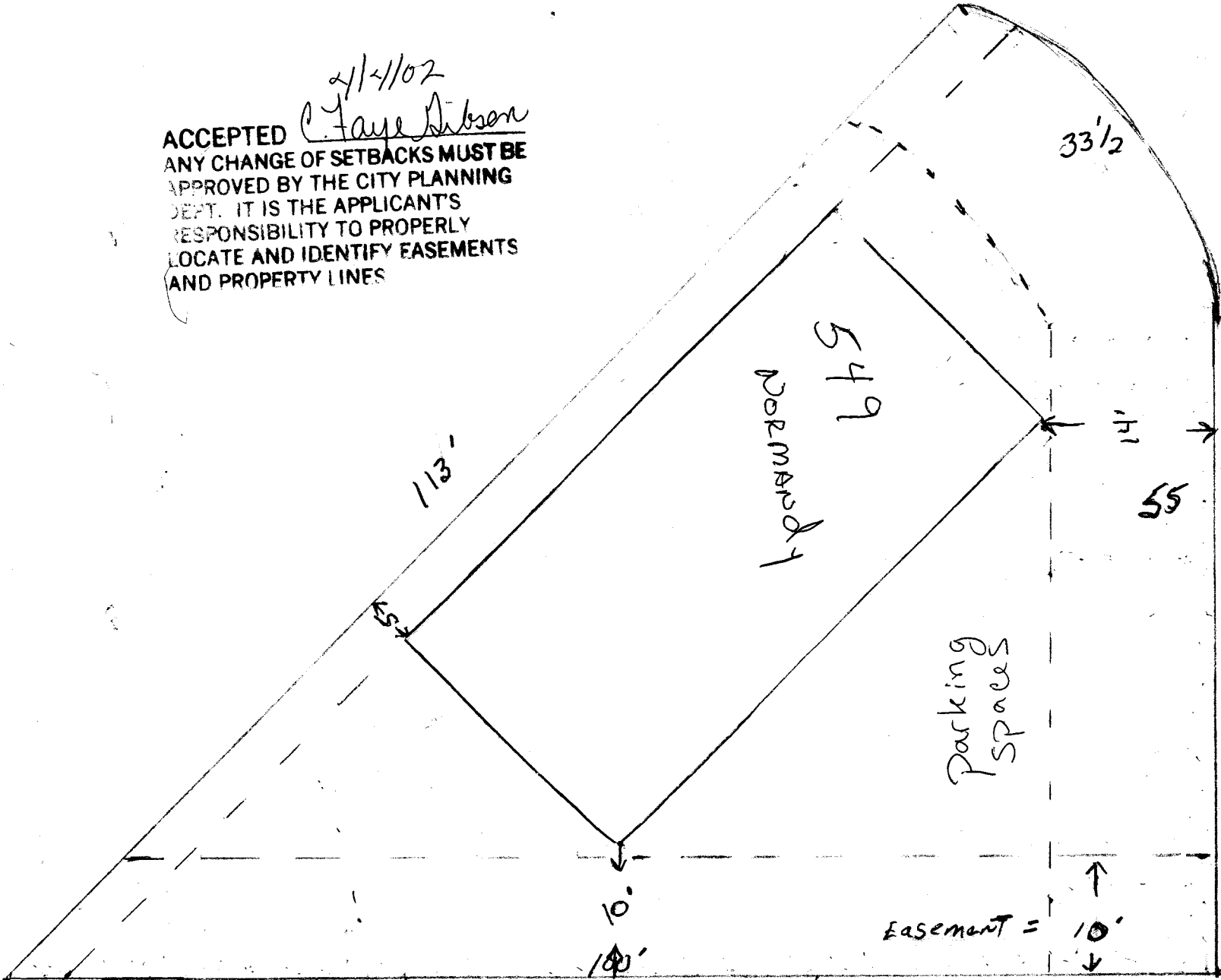
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

HALL



2/14/02  
 ACCEPTED C. Faye Gibson  
 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



Normandy