

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86717



Your Bridge to a Better Community

BLDG ADDRESS 557 Normandy SQ. FT. OF PROPOSED BLDGS/ADDITION 3278

TAX SCHEDULE NO. 2943-071-07-008 SQ. FT. OF EXISTING BLDGS 1542

SUBDIVISION Rom Hop TOTAL SQ. FT. OF EXISTING & PROPOSED 1574

FILING _____ BLK _____ LOT 8

NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Mike & Debbie Bambino

(1) ADDRESS 557 Normandy

(1) TELEPHONE (970) 245-9208

(2) APPLICANT Wade Wiggins

(2) ADDRESS 517 Mcclady Lane

(2) TELEPHONE (970) 243-5380

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE Framed Bay Window

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Add Bay Window

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 Rmf-5 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNX# _____

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 Wade A. Wiggins Date 10-14-02

Department Approval C. Faye Johnson Date 10/14/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Al Bensley</u>	Date <u>10/14/02</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)

