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

BLDG PERMIT NO. 88099



Your Bridge to a Better Community

16' x 76'

BLDG ADDRESS 532 1/2 Normandy Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1216 sq ft.
 TAX SCHEDULE NO. 2943-074-04-004 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Cottonwood Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1216 sq ft.
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Charles R. Miller NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2541 Mesa Ave USE OF EXISTING BUILDINGS mobile home
 (1) TELEPHONE 970-243-7914 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 _____
 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 _____
 Maximum Height _____ Special Conditions exempt from permanent foundation
 CENSUS _____ TRAFFIC _____ 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 Charles R. Miller Date 2-10-03
 Department Approval Gayleen Henderson Date 2-10-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>exempt</u>
Utility Accounting	<u>Patricia Vanover</u>	Date	<u>2-10-03</u>

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

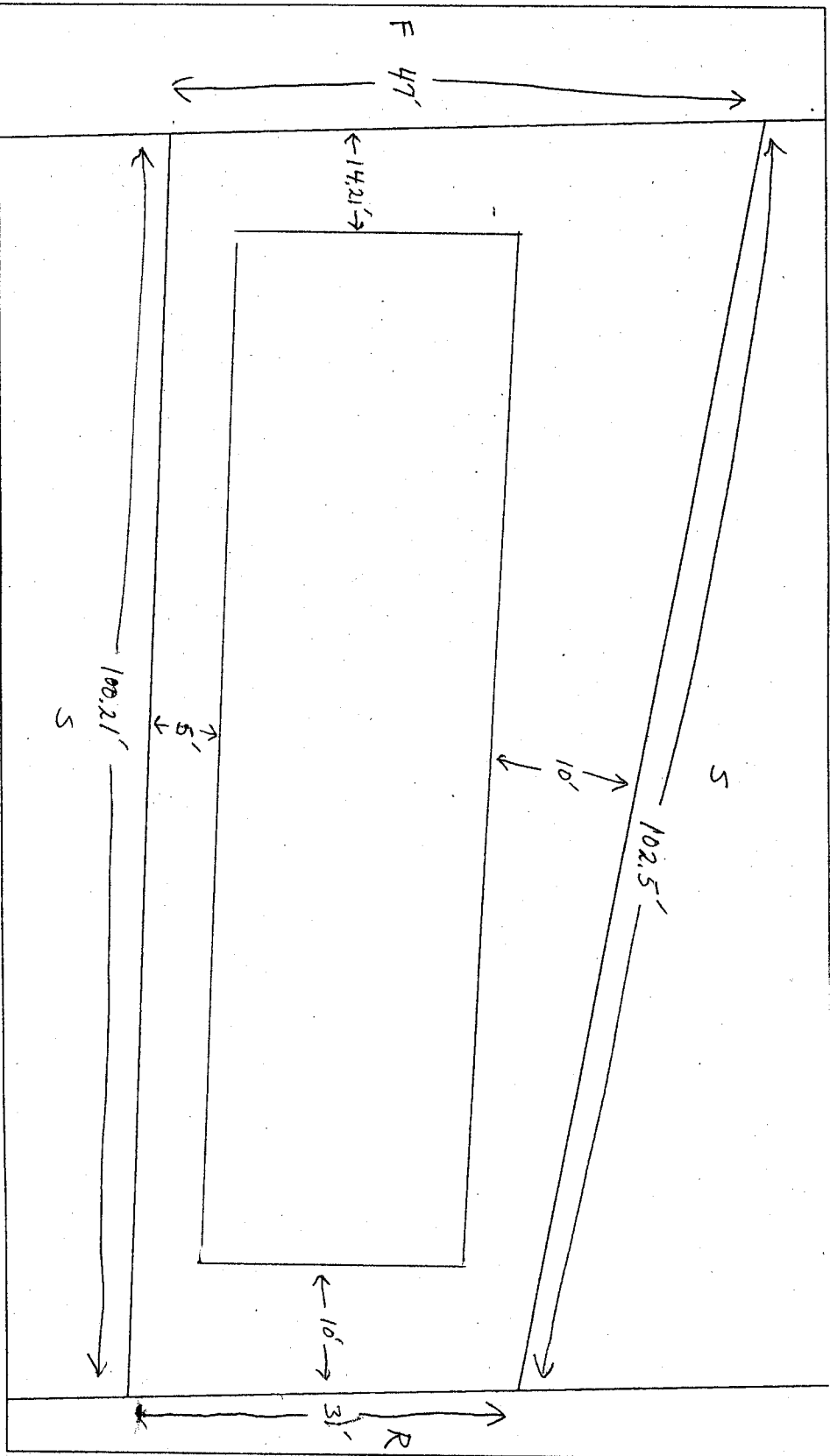
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2-10-03

ACCEPTED *Gayleen Henderson*

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.

Setbacks
Front 14'
Side 5'
Rear 10'



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