

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

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

BLDG PERMIT NO. 89927



Your Bridge to a Better Community

BLDG ADDRESS 541 1/2 Normandy Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1056

TAX SCHEDULE NO. 2943-074-18-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cotton Wood Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1056

FILING _____ BLK 6 LOT 1

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

(1) OWNER Jim Voytilla

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

(1) ADDRESS _____

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 243-5241

DESCRIPTION OF WORK & INTENDED USE New Manufactured

(2) APPLICANT Steve Voytilla

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

(2) ADDRESS 2099 Desert Hill Rd

(2) TELEPHONE 234-2000

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

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 [Signature]

Date 3-13-03

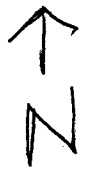
Department Approval [Signature]

Date 3-13-03

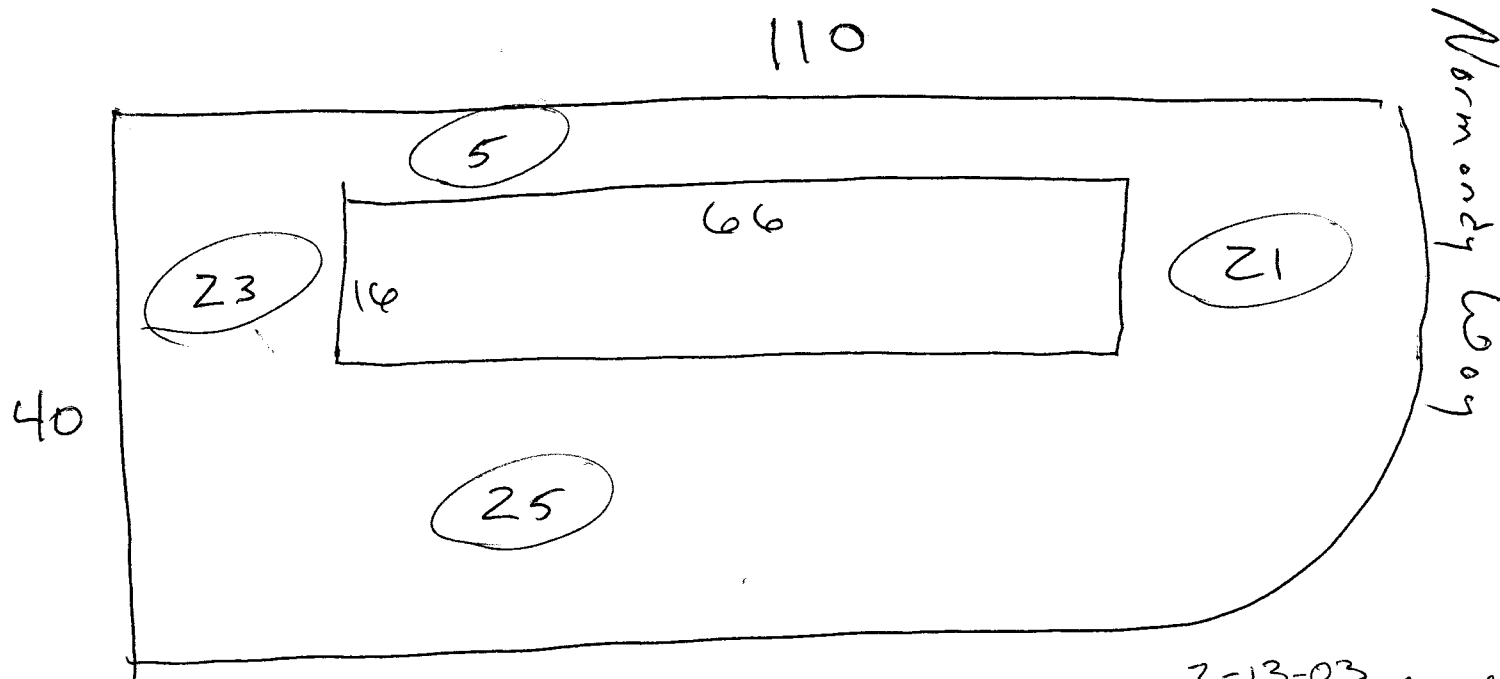
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>3/13/03</u>

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)



54 1/2 Normandy Way



Mesa

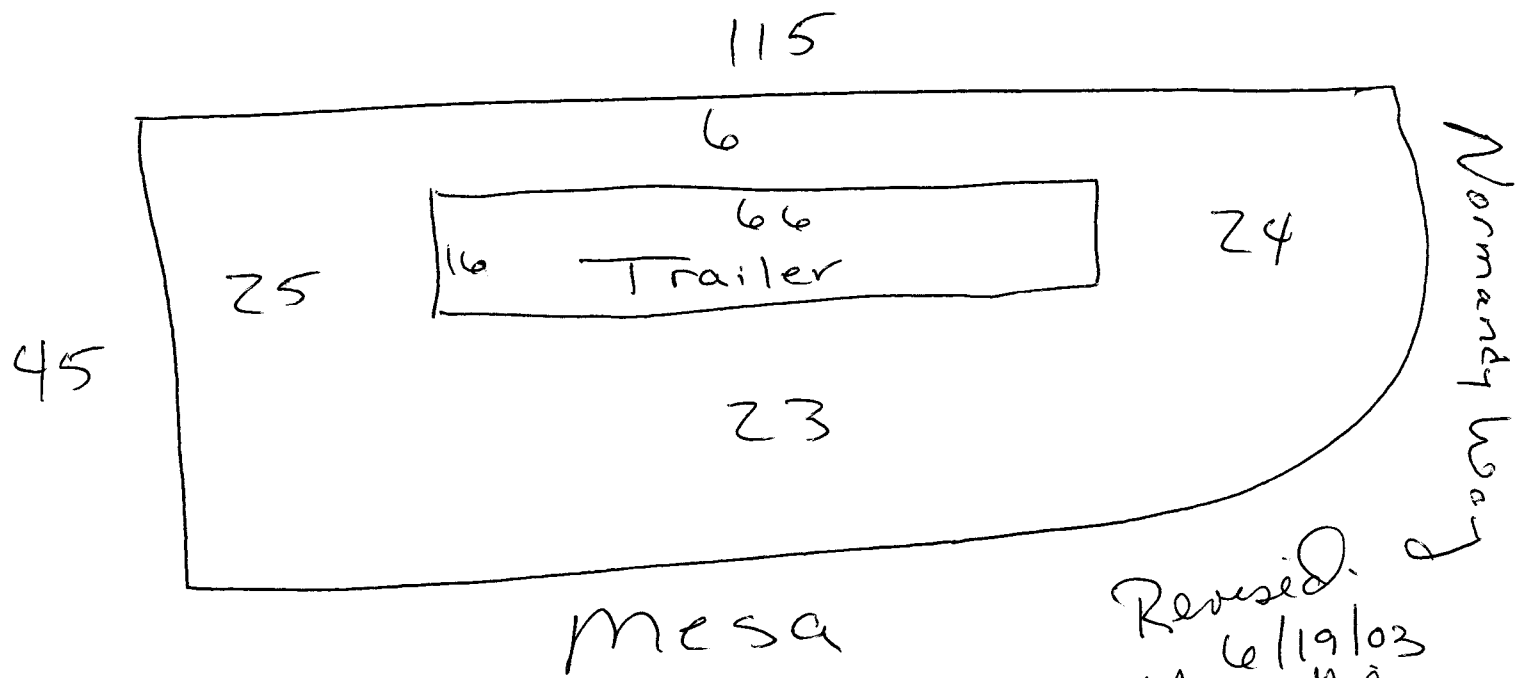
3-13-03

ACCEPTED
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.

Gayleen Henderson

2943-074-18-001

54 1/2 Normandy Way (Revised plan)



Revised
6/19/03
C. Fay Gibson

ACCEPTED
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 are
Side 5'
Rear 10'
Front 14'