

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 543 Normandy Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-074-18-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1216  
 Subdivision Cotton Wood Meadows Sq. Ft. of Lot / Parcel 4400  
 Filing \_\_\_\_\_ Block 6 Lot 2  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12

**OWNER INFORMATION:**

Name Steve Vaytilla  
 Address 2099 Desert Hills  
 City / State / Zip Grand Jct Co 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Manufactured Home

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address Same ↑  
 City / State / Zip \_\_\_\_\_  
 Telephone 234-2000

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

NOTES: Install 16x76  
Manufactured Home

**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 <u>PD</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>14'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>Exempt from permanent foundation</u>	

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).

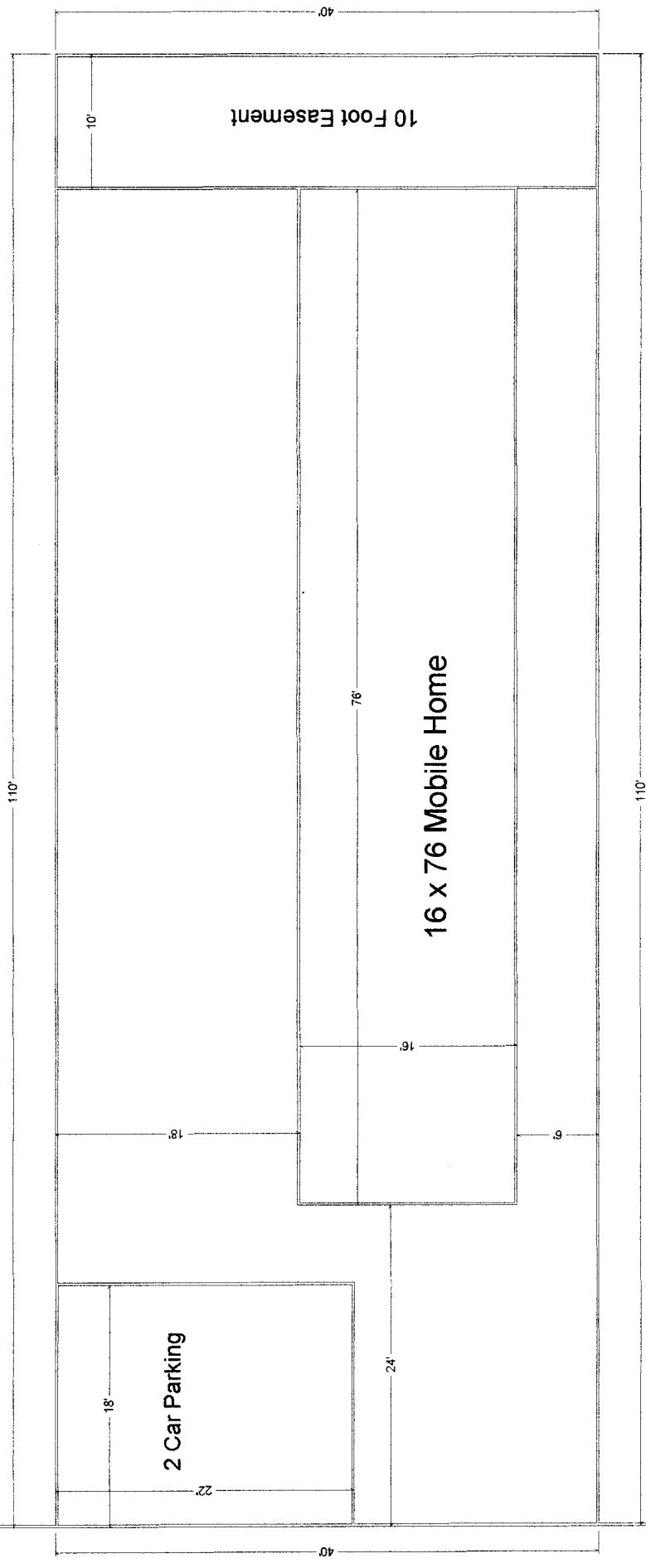
Applicant Signature [Signature] Date 7-20-06  
 Department Approval [Signature] Date 7/24/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Katkinsburg</u>	Date <u>7/24/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

543 Normandy Way 2943-074-18-002

Lot 2 Block 6 Cottonwood Meadows Mobile Home Estates



**Setbacks**  
 Front 14 Foot  
 Rear 10 Foot  
 Sides 5 Foot

**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.

*Accepted*  
*Steve Voytilla*  
 7/24/2000

North

Steve Voytilla 234-2000

Normandy Way