

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

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

BLDG PERMIT NO.

13544-8470

Building Address 538 Normandy Way
Parcel No. 2943-074-04-009
Subdivision Cotton Wood meadows
Filing _____ Block 4 Lot 9

No. of Existing Bldgs 21 No. Proposed _____
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 190
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Dennis Marshall
Address 538 Normandy Way
City / State / Zip Grand Jct Co

DESCRIPTION OF WORK & INTENDED USE:

☐ New Single Family Home (*check type below)
☐ Interior Remodel ☐ Addition
☐ Other (please specify): shed - 12'x15 1/2'

APPLICANT INFORMATION:

Name Same
Address _____
City / State / Zip _____
Telephone 970-250-5227

***TYPE OF HOME PROPOSED:**

☒ Site Built ☐ Manufactured Home (UBC)
☐ Manufactured Home (HUD)
☐ Other (please specify): _____

NOTES: _____

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 _____
Side 5' from PL Rear 10' from PL Parking Requirement 2
Maximum Height of Structure(s) _____ Special Conditions Exempt from
Voting District _____ Driveway Location Approval permanent foundation
(Engineer's Initials)

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 Dennis Marshall Date 11/28/07

Department Approval Gayle Henderson Date 11-28-07

Additional water and/or sewer tap fee(s) are required: YES NO ☒ W/O No. No change

Utility Accounting [Signature] Date 11-28-07

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)



ACCEPTED *Gayle H. Henderson* 11-29-07

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.

