

-FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. <u>13623-8519</u>

Building Address 545 Normandy Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-074-18-001 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Cottonwood Meadows Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jack Pollock
 Address 2681 Del Mar Dr
 City / State / Zip Grand Jct, CO 81506

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

APPLICANT INFORMATION:

Name Steve Voytills
 Address 2099 Desert Hill Rd
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-2000

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

NOTES: Install 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>R-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>-</u> NO _____
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 _____ (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 [Signature] Date 7/9/07
 Department Approval [Signature] Date 7/9/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting	Date <u>7-9-07</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)

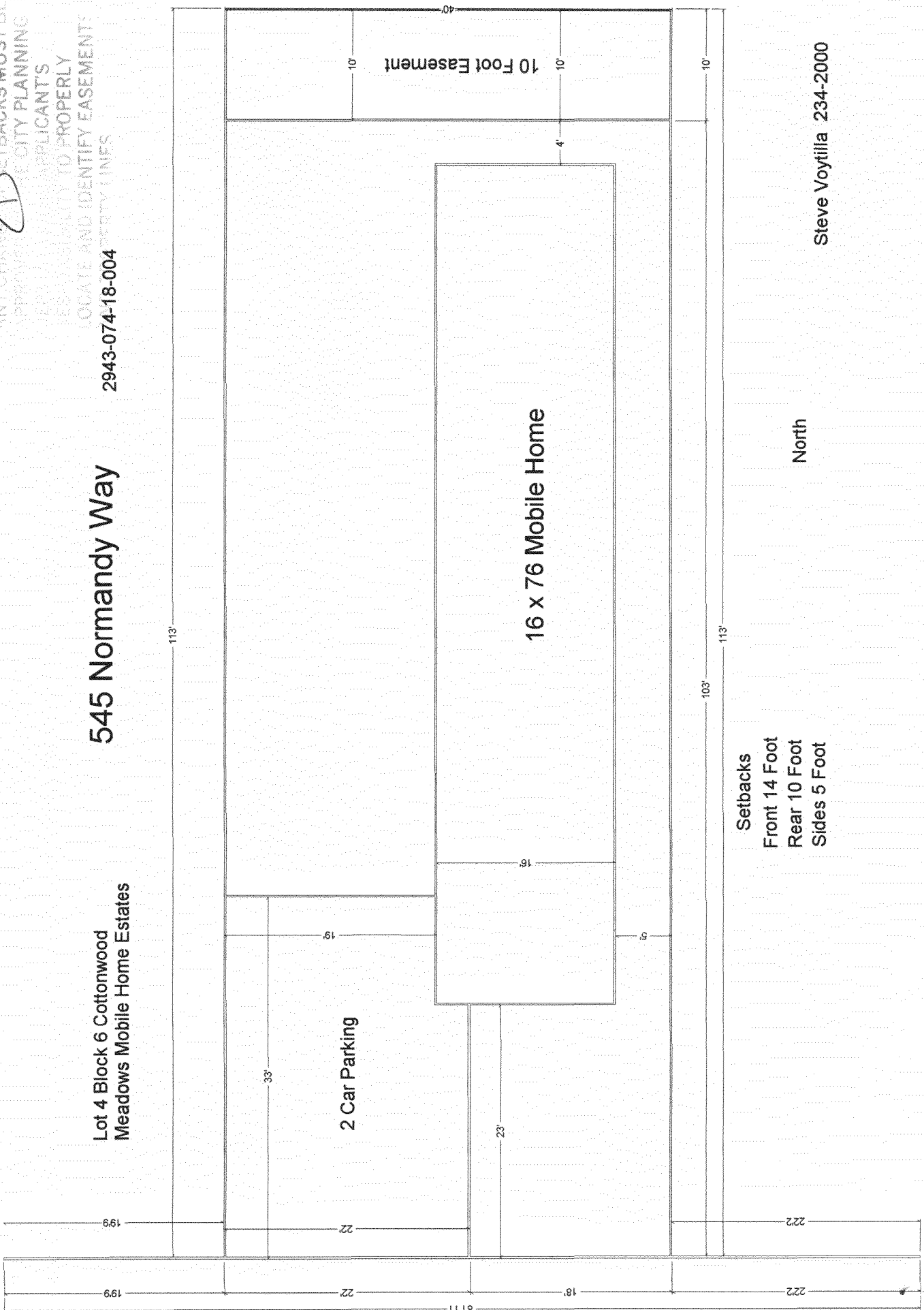
7/9/07

ACCEPTED FOR SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS PROPERTY LINES

2943-074-18-004

545 Normandy Way

Lot 4 Block 6 Cottonwood Meadows Mobile Home Estates



Normandy Way

Setbacks
Front 14 Foot
Rear 10 Foot
Sides 5 Foot

North

Steve Voytilla 234-2000