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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 546 Normandy Way
 Parcel No. 2943-074-04-017
 Subdivision Cottonwood Meadows
 Filing _____ Block 4 Lot 17

No. of Existing Bldgs 2 No. Proposed Same
 Sq. Ft. of Existing Bldgs 1264 Sq. Ft. Proposed +48
 Sq. Ft. of Lot / Parcel 3963.96
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1312
 Height of Proposed Structure lower than existing
Residence Roofline

OWNER INFORMATION:

Name Jesus and Mercedes Celis
 Address 546 Normandy Way
 City / State / Zip Grand Jct Colo 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): extension of existing patio
Concrete patio covered by 12x24 Roof

APPLICANT INFORMATION:

Name Jesus Celis
 Address 546 Normandy Way
 City / State / Zip Grand Jct Colo 81501
 Telephone 970 241-4756

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

NOTES: _____

PAID
 OCT 08 2008

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 _____
SETBACKS: Front <u>14'</u> from property line (PL)	Permanent Foundation Required: YES _____ 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 <u>C</u>	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 Jesus Celis Date 10/8/08
 Department Approval A McKee Date 10/8/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Benseley</u>	Date <u>10/8/08</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)

546 Normandy Way



28760 RICHARD AVE

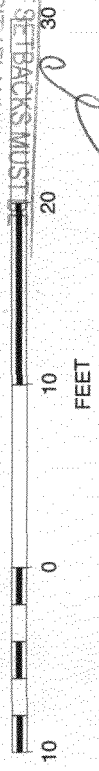
546 NORMANDY WAY

546 NORMANDY WAY

546 NORMANDY WAY

ACCEPTED
ANY CHANGE OF SETBACKS MUST
BE APPROVED BY THE CITY PLANNING DIVISION
AS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY

SCALE 1 : 124



*extend roof over concrete pad
lower than existing home roof
line*

