

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 534 1/2 97908-8409
534 1/2 NORMANWAY No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-074-04-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision COTTON WOOD 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 HELEN BRIGGS TRUST
 Address 619 WAGON WAY
 City / State / Zip GRAND JUNCTION, CO
81504

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

APPLICANT INFORMATION:

Name HELEN BRIGGS TRUST
 Address 619 WAGON WAY
 City / State / Zip GRAND JUNCTION, CO
81504
 Telephone 970 241-7666 - 260-3716

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 16' x 76' -

NOTES: No NTR / SWR - Change - Using Existing

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.

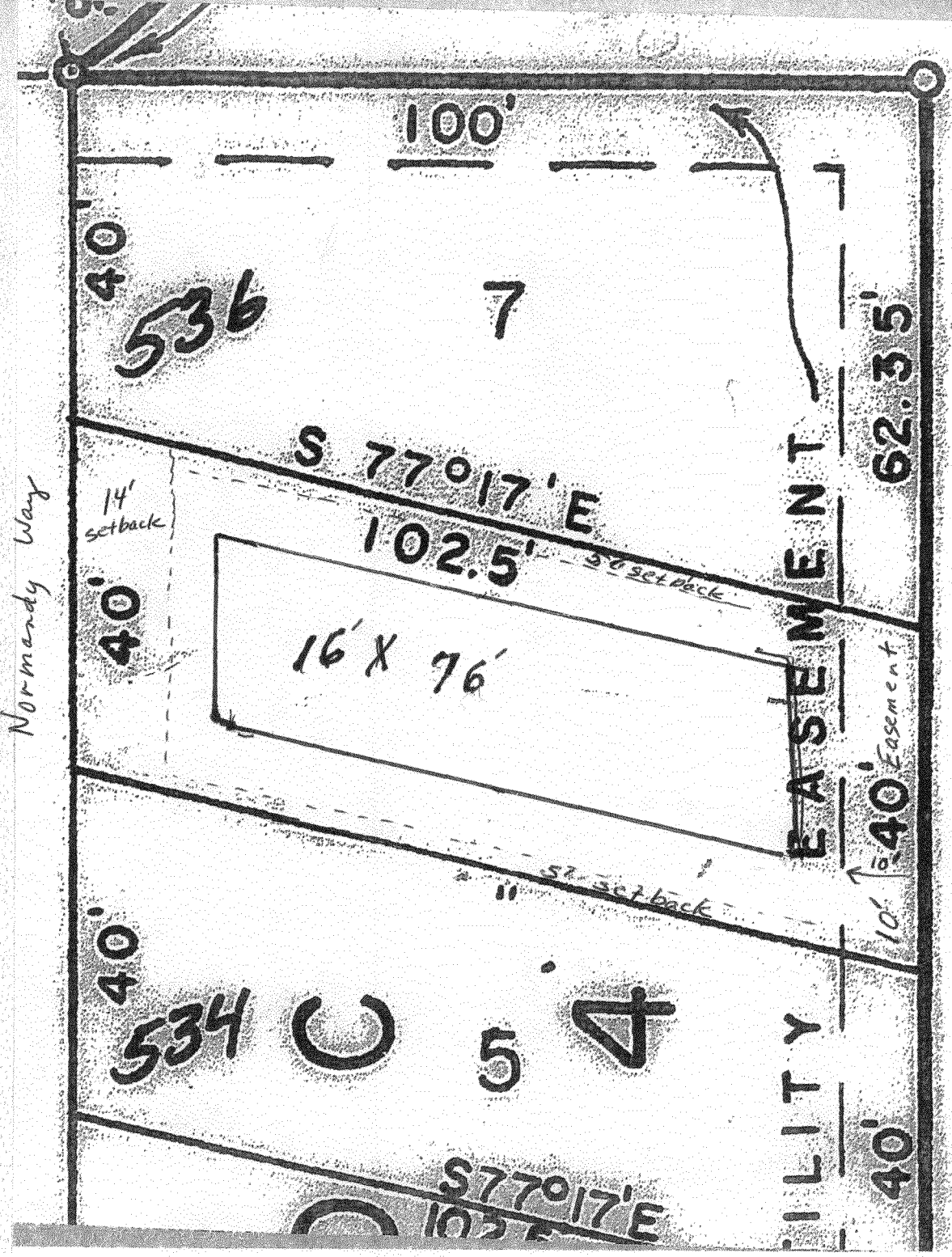
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>14'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions <u>Exempt from permanent foundation</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Helen Briggs Date July 25 2008
 Planning Approval Gayleen Henderson Date 7-25-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No NTR / SWR Change</u>
Utility Accounting <u>(circled)</u>	Date <u>7/25/08</u>		



Normandy Way

7-25-08

ACCEPTED *Gayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.