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

BLDG PERMIT NO. _____

95330-8469

Building Address 536 1/2 Normandy way No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-074-04-008 Sq. Ft. of Existing Bldgs 768 Sq. Ft. Proposed 960
 Subdivision Cottonwood Meadows Sq. Ft. of Lot / Parcel .1025 Acres
 Filing _____ Block 4 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Gary Crist
 Address 536 1/2 Normandy way
 City / State / Zip Grand Jct. CO81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Replace manuf. Home with HUD Appr Home

APPLICANT INFORMATION:

Name Gary Crist
 Address 536 1/2 Normandy way
 City / State / Zip Grand Jct. CO81501
 Telephone 970-201-2162

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 1995 Oakwood 16x60

NOTES: is removing 2 SHEEDS

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 PP Maximum coverage of lot by structures 70
 SETBACKS: Front 14/20 garage from property line (PL) Permanent Foundation Required: YES _____ NO
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ Parking Requirement 2
 Voting District "C" Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

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 Gary Crist Date 7-30-08
 Planning Approval Lynhia Reynolds WS Date 8/7/08

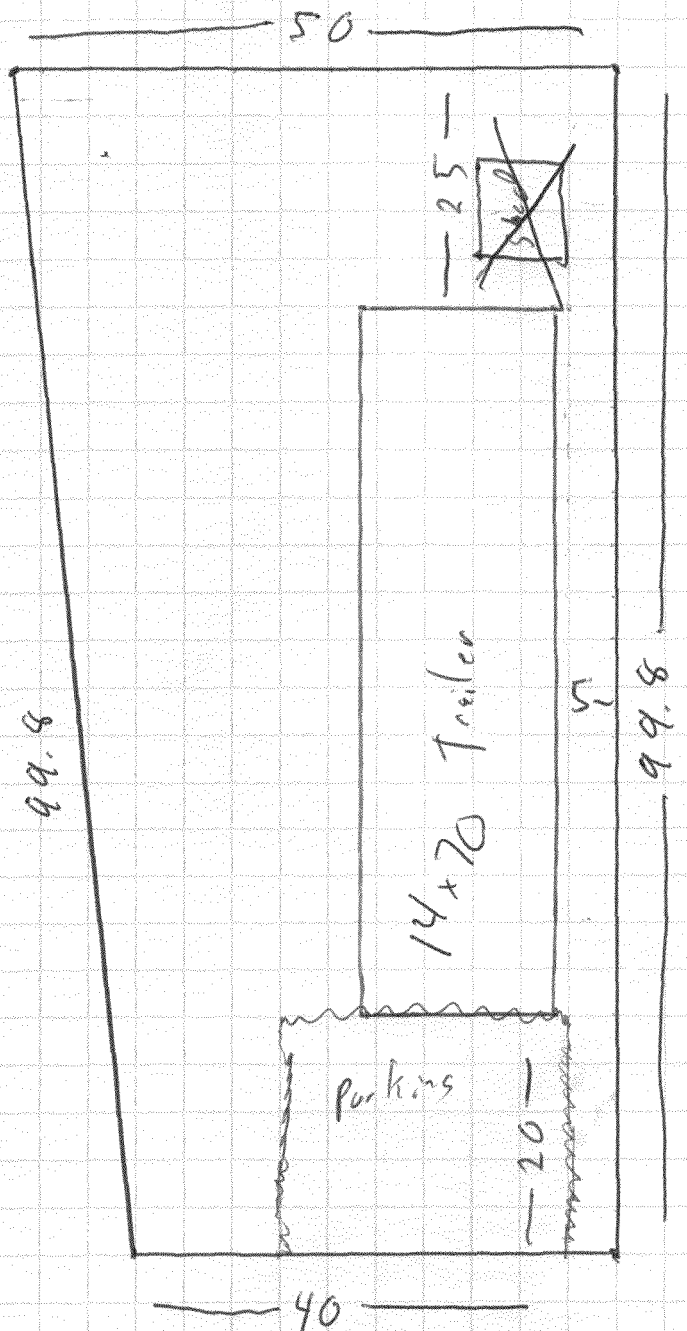
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no dry u</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/7/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PAID
AUG 07 2008
AC

Gary Crist
201-2162

536 1/2 Normandy
2943-074-04-008



ACCEPTED *[Signature]*
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.

City of Grand Junction GIS Zoning Map ©



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

SCALE 1 : 136

