

PC.R-2010-423

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

8408-2

Repr 35976

FEE \$	10
TCP \$	
SIF \$	

Building Address 534 Normandy Way
 Parcel No. 2943-074-04-003
 Subdivision Cottonwood Meadows
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1216
 Sq. Ft. of Lot / Parcel 4120
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Stenhil II LLC
 Address 410 Saddler Ct.
 City / State / Grand Jct Co 81507

Height of Proposed Structure 16'

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Install Mobile Home

APPLICANT INFORMATION:

Name Steve Vaytill
 Address 2099 Desert Hills Rd
 City / State / Grand Jct Co 81507
 Telephone 234-2000

*TYPE OF HOME PROPOSED:

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

NOTES: Mobile Home NOV 15 2010

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 PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>14</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District _____ Driveway Location Approval _____	Special Conditions <u>per plot plan</u>
(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 [Signature] Date 11-15-10

Planning Approval [Signature] Date 11/15/10

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

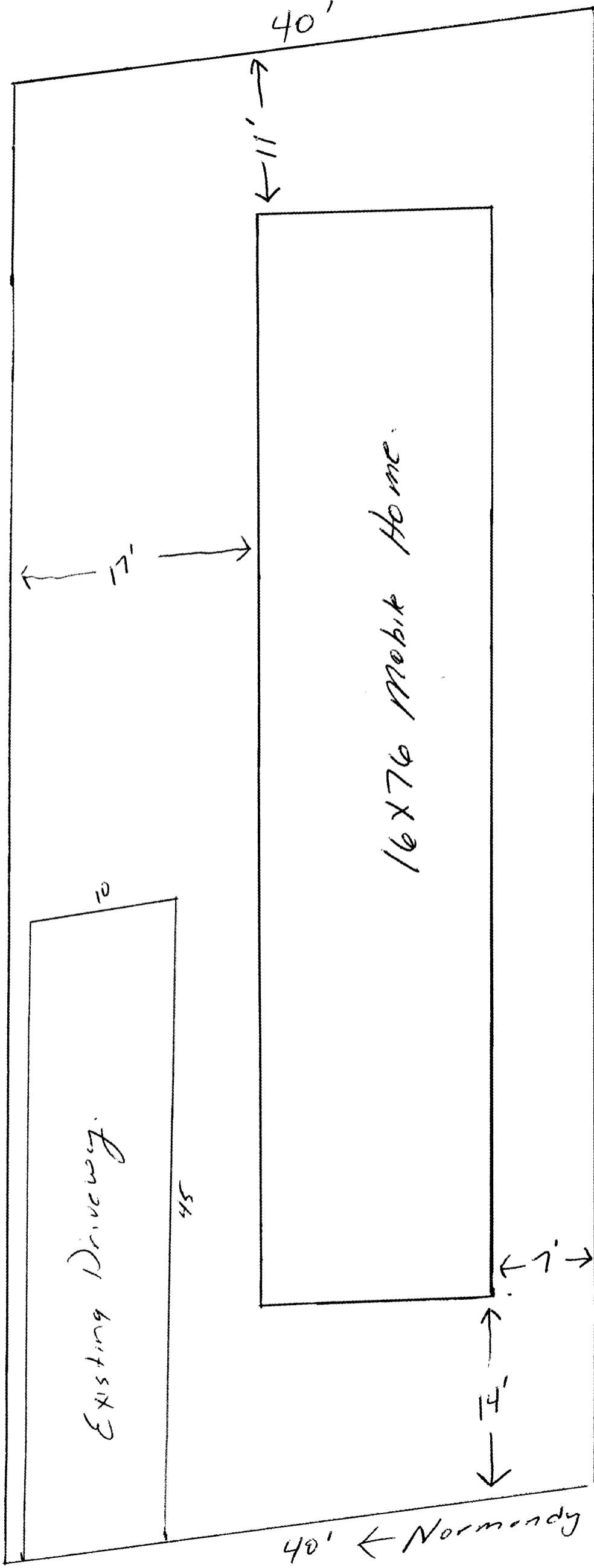
Utility Accounting [Signature] Date 11-15-10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

11' = 1'
N

103'



Existing Driveway.

10

45

40'

← 11' →

← 17' →

16x76 Mobile Home.

← 7' →

← 14' →

40' ← Normandy Way →

103'

[Signature]
 ACCEPTED. ~~SETBACKS MUST BE~~
 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.

534 Normandy Way

2943-074-04 203