

FÉE \$	<i>10 + 40 refund</i>
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 555 NORMANDY DR

No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2943-071-01011

Sq. Ft. of Existing Bldgs 2048 Sq. Ft. Proposed 440

Subdivision Rothhaupt Sub First Addition

Sq. Ft. of Lot / Parcel 385 Ac 16,770.6

Filing — Block 2 Lot 9

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name MARTIN ERIKSEN

DESCRIPTION OF WORK & INTENDED USE:

Address 555 NORMANDY DR

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): GARAGE 20' x 22'

City / State / Zip GRAND JCT Co 81501

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name SAME

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

Address _____

City / State / Zip _____

NOTES: _____

Telephone 523-0901

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 R-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 24/25' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 5/3' from PL Rear 24/5' from PL

Floodplain Certificate Required: YES _____ NO X

Maximum Height of Structure(s) 40'

Parking Requirement _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

Special Conditions See attached memorandum and site plan

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 Martin Eriksen Date 4-6-10

Planning Approval [Signature] Date 4-7-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>— (see above)</u>	Date <u>4/7/10</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)

TO: File
FROM: Greg Moberg *LR for GM*
DATE: April 7, 2010
SUBJECT: Minor deviation for 555 Normandy Drive

As per Section 21.02.070 (l)(2); The Director may permit an accessory structure in a required front yard or the side yard of a corner lot upon a finding of compliance with the criteria of Section 21.02.200.

Based on the criteria contained within Section 21.020.200 it has been found that the subject site is a corner lot thus creating two front yards thus creating an exceptional condition and an undue hardship. This hardship is due to the literal interpretation that a corner lot has two front yards and two rear yards and not one front yard, two side yards and one rear yard which right would be enjoyed by any interior lot in the same zoning district. Furthermore the request is the minimum necessary and the granting of the variance does not conflict with the goals and principles of the Comprehensive Plan. Therefore the request to allow the proposed accessory structure to locate within the front yard is approved.

5TH of APRIL

Parcel and Road Map of Mesa County - MSN Explorer

File Edit View Sign Out Help & Settings Feedback

Home Qwest Favorites Search Mail & More Address Book Calendar Messenger Safety MSN

http://mcgis.co.mesa.co.us/website/assessor/viewer.htm?ActiveLayer=16&Query=PARCEL_NUM%3D%272943-071-01-011%27&QueryZoom=Ye

Parcel Search & Roadmap

ADVANCED MENU

- ZOOM IN
- ZOOM OUT
- PREVIOUS
- PAN
- ACCESS ASSESSOR INFO
- IDENTIFY
- FIND
- CLEAR
- PRINT
- HELP

1994 BW is now the Active Layer

Done

JUSTIN

244-1437

CALL BACK APRIL 5

* 2 walnut trees that he doesn't want to remove

ACCEPTED *Lynli Regalot*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL PROPERTY LINES.