I			PLANNING CLEARANCE
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ı	$T \cap D \wedge$		(Cinala Eamily Desidential and Assessment Ctr.

SIF\$

(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO.	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

Dublic	Marka	9 DI	annina	Department
Public	AAOLKZ	OL FI	<u>anning</u>	Department

Building Address 555 NORMANDY De	No. of Existing Bldgs No. Proposed
Parcel No. 2943-071-01-011	Sq. Ft. of Existing Bldgs 2048 Sq. Ft. Proposed 440
Subdivision Rothhaupt Sub Tirst Addition	, Sq. Ft. of Lot / Parcel <u>-385 Ac</u> /6,770,6
Filing Block Lot9	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)Height of Proposed Structure
Name MARTIN ERIKSEN	DESCRIPTION OF WORK & INTENDED USE:
Address 555 NORMANI)4 Dr	New Single Family Home (*check type below) Interior Remodel Other (please specify): Addition Other (please specify): Addition
City/State/Zip GRAND JCT Co 81501	Other (please specify): 4 ARAGE 20 122
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name 5AMĒ	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address	Other (please specify):
City / State / Zip	NOTES:
Telephone523	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e	xisting & proposed structure location(s), parking, setbacks to all
property lines, ingress/egress to the property, driveway location	on & width & all easements & rights-of-way which abut the parcel. PLETED BY PLANNING STAFF
property lines, ingress/egress to the property, driveway location	on & width & all easements & rights-of-way which abut the parcel. PLETED BY PLANNING STAFF
THIS SECTION TO BE COME ZONE SETBACKS: Front 2/25 from property line (PL)	on & width & all easements & rights-of-way which abut the parcel. PLETED BY PLANNING STAFF
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COME	PLETED BY PLANNING STAFF Maximum coverage of lot by structures
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THIS SECTION TO BE COME ZONE SETBACKS: Front 2(25 from property line (PL) Side 5/3 from PL Rear 25/5 from PL	PLETED BY PLANNING STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COME ZONE SETBACKS: Front 2/25 from property line (PL) Side 5/3 from PL Rear 2/5 from PL Maximum Height of Structure(s) Driveway Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved,	PLETED BY PLANNING STAFF Maximum coverage of lot by structures
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THIS SECTION TO BE COME ZONE SETBACKS: Front ZONE Side SETBACKS: Front Side S	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Floodpla
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(Pink: Building Department)



Memorandum

TO:

File

FROM:

Greg Moberg LR for MM

DATE:

April 7, 2010

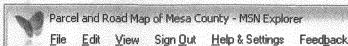
SUBJECT:

Minor deviation for 555 Normandy Drive

As per Section 21.02.070 (I)(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























Owest

Search

Mail & More Address Book

Messendei

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





1994 BW is now the Active Layer

Done

JUSTIN JUSTIN 244-1437 CALL BACK APRIL 5 of 2 walnut trees that he doesn't went to remove

CVED BY THE CITY PLANNING DIVISIO THE APPLICANTS RESPONSIBILITY T NO DENTIFY

BERTY LINE