

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87651



Your Bridge to a Better Community

BLDG ADDRESS 2822 VILLAGE PARK SQ. FT. OF PROPOSED BLDGS/ADDITION 1525 #
 TAX SCHEDULE NO. 2943-063-27-001 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION VILLAGE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1525 #
 FILING 1 BLK 5 LOT 3 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 (1) OWNER Lee Howes NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (1) ADDRESS 569 S. West Gate #3 USE OF EXISTING BUILDINGS 2
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT [Signature] TYPE OF HOME PROPOSED:
 (2) ADDRESS [Signature] Site Built Manufactured Home (JBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

PATD
 11/26/02
 TB

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 50% #
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Air from prof. eng. required
 CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 26 NOV 02
 Department Approval [Signature] Date 12-4-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15540</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/4/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

T-786 P.001/001 F-098

+8702416743

FROM-MONUMENT REALTY

NOV-18-2002 11:24

Karen Swoboda
Purchaser

11/14/02
date

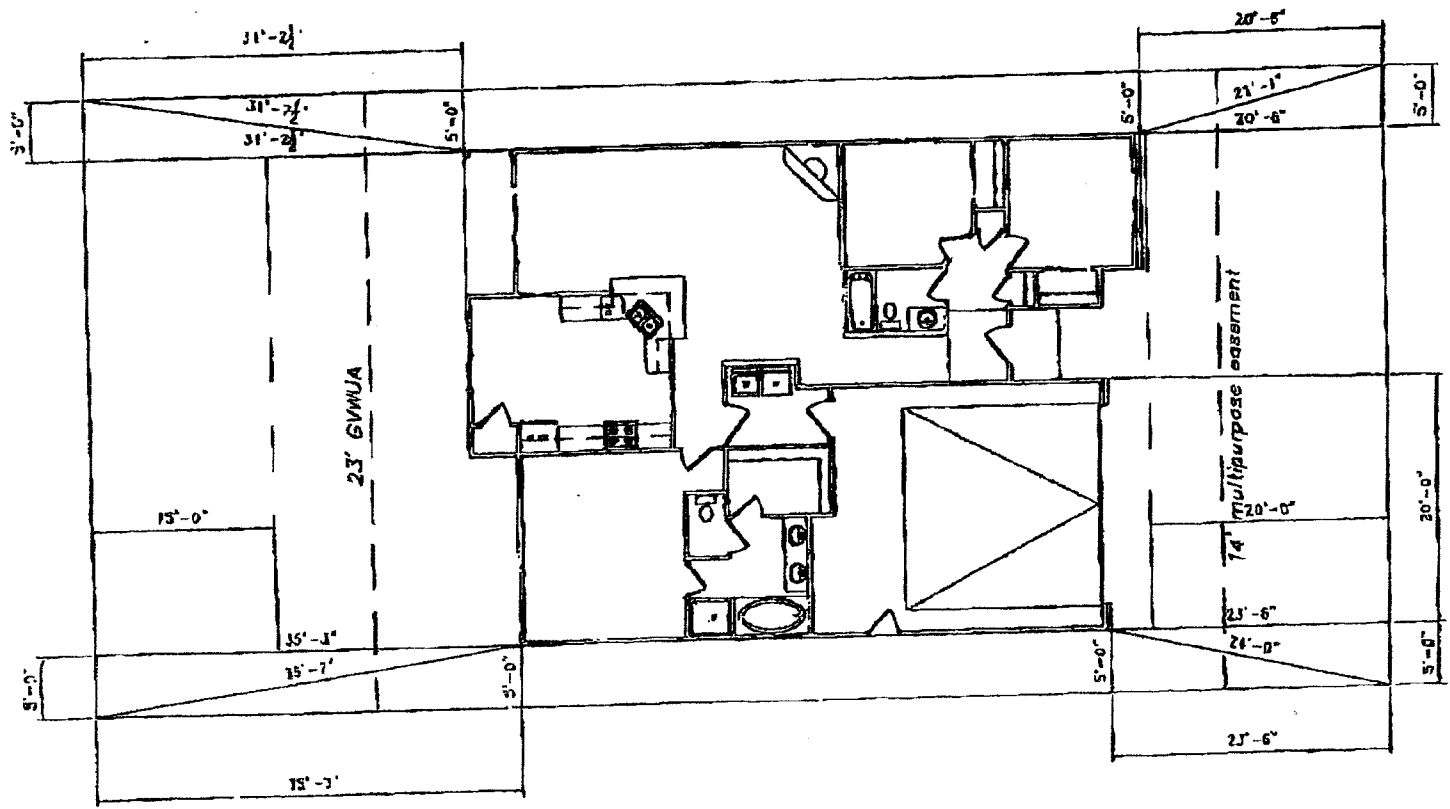
VILLAGE PARK

ACCEPTED *Karen Swoboda* 12-4-02
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

BLOCK 5
LOT 3
5403 sf

THIS IS A MODIFIED 1519 SF PLAN
12" NARROWER 12" LONGER AND 1525 TOTAL SF



VILLAGE PARK DRIVE

see plan 11/14/02

2822
VILLAGE PARK DR.

NOTE: THIS PLAN IS A MODIFIED 1519 SF PLAN 12" NARROWER 12" LONGER AND 1525 TOTAL SF