

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

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 2810 MEADE Ct  
Parcel No. 2943-063-45-002  
Subdivision Village Park  
Filing 1 Block 1 Lot 2

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed 1385<sup>#</sup> house  
422<sup>#</sup> garage  
Sq. Ft. of Lot / Parcel 4,968<sup>#</sup>  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Sonshine II Construction  
Address 2350 G ROAD  
City / State / Zip GJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sonshine II Construction  
Address 2350 G ROAD  
City / State / Zip GJ CO 81505  
Telephone 8255-8853

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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 20' Garage 15' House from property line (PL)  
Side 5' from PL Rear 10' from PL Permanent Foundation Required: YES  NO \_\_\_\_\_  
Maximum Height of Structure(s) 32' Parking Requirement 2  
Special Conditions Engineered foundation required  
Voting District D Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

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 10/31/03  
Department Approval [Signature] Date 11/3/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16708</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/3/03</u>

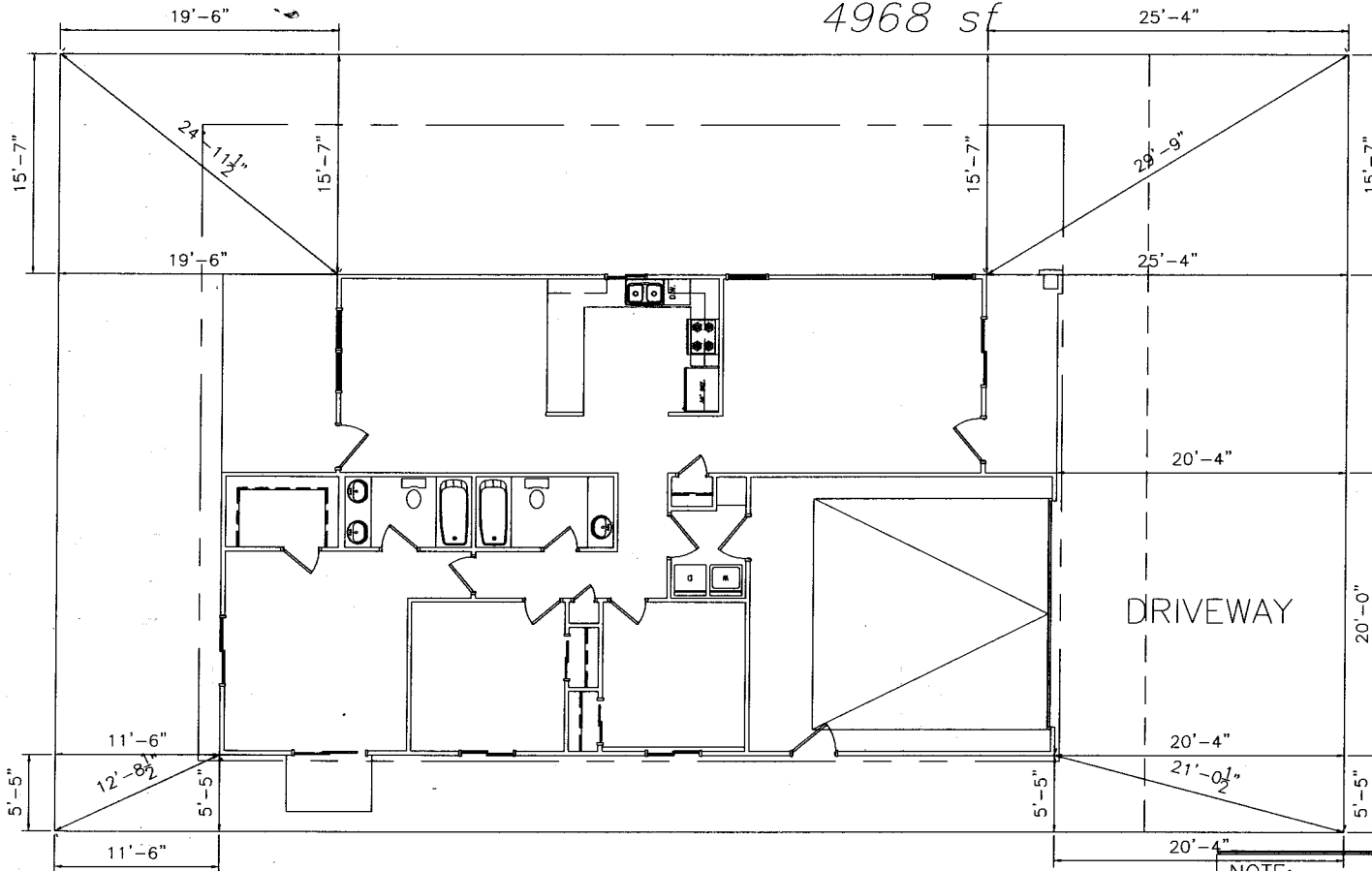
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
  4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

BLOCK 1  
LOT 2  
4968 sf

SETBACKS:  
FRONT SB TO GARAGE 20' (15' TO HOUSE)  
SIDE SB 5'  
REAR SB BY GRAND VIEW 25'  
REAR SB BY DAWN 20'  
REAR SB BY VILLAGE PARK 10'

*Drive okay  
Laura G.*



MEADE COURT

*ACCEPTED*  
*11/3/03*  
**ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES**

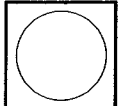
NOTE:  
DIMENSIONS PULLED TO BRICK LEDGE  
VERIFY WITH FLOORPLAN

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

THE CHAMBERLAIN

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**AUTODRAFT**  
COMPUTER AIDED DRAFTING  
GRAND JUNCTION, CO (970) 241-6782



VILLAGE PARK  
THE CHAMBERLAIN

DESIGN BY	AUTODRAFT
FILE NAME	
CAD FILE	
DATE	
SCALE	9-16-03
SCALE	1/4" = 1'-0"
SHEET	
<b>SITE</b>	