

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 2812 MEADE CT
Parcel No. 2943-063-45-003
Subdivision Village Park
Filing 1 Block 1 Lot 3

No. of Existing Bldgs _____ Proposed 1
Sq. Ft. of Existing Bldgs _____ Proposed 1783 #
Sq. Ft. of Lot / Parcel 4969 #
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1783 #

OWNER INFORMATION:

Name Sonshie II Construction
Address 2350 G ROAD
City / State / Zip G J CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sonshie II Construction
Address 2350 G ROAD
City / State / Zip G J CO 81505
Telephone 255-8853

***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 <u>PD</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>15' House</u> <u>20' Garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation required</u>
Voting District <u>D</u> Driveway Location Approval <u>cc</u> (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 10-06-03
Department Approval NA [Signature] Date 10/31/03

Additional water and/or sewer tap fee(s) are required.	YES _____ NO _____	W/O No. <u>116700</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-31-03</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)

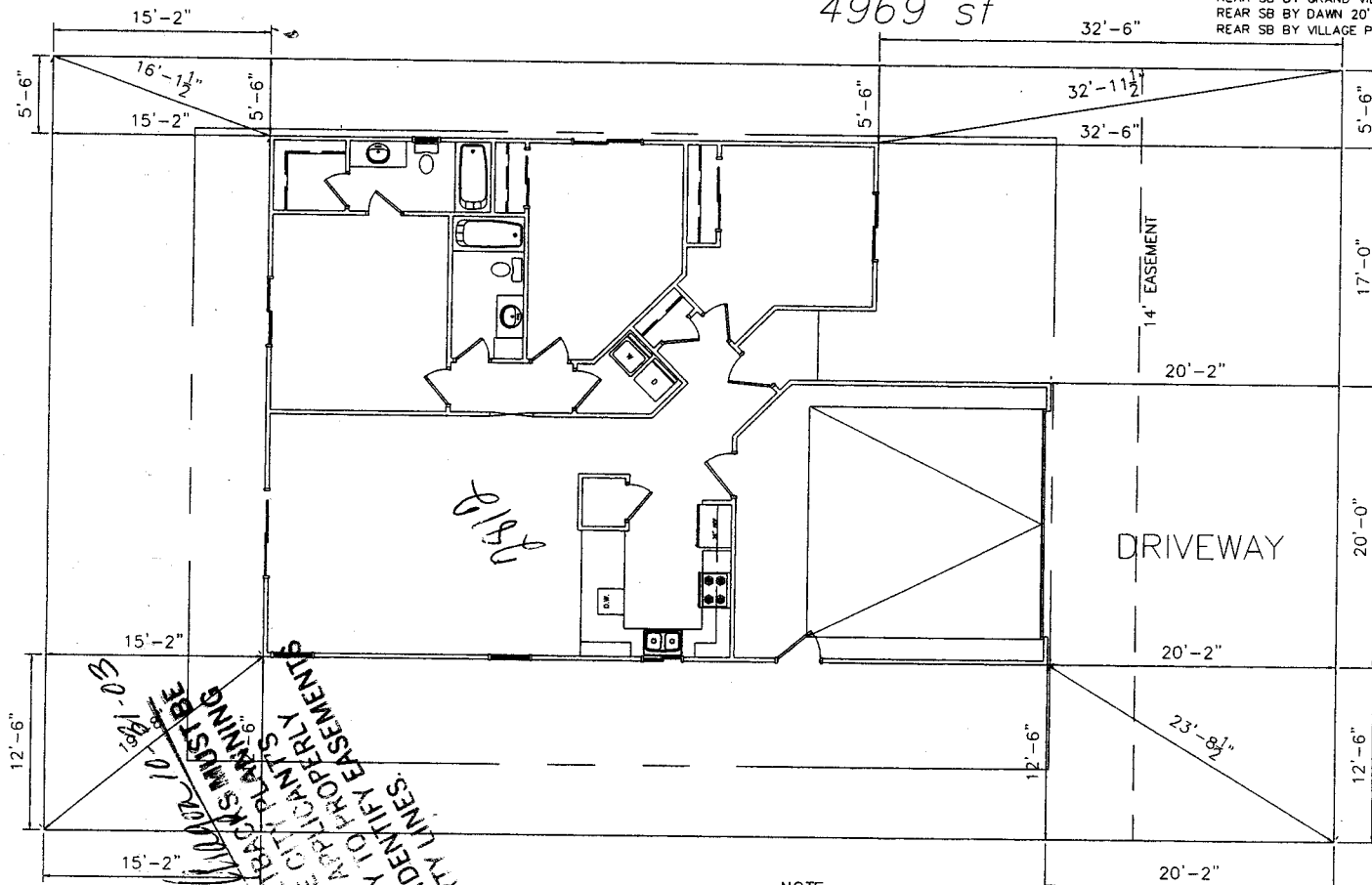
NOTICE:

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 OTHER WISE 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 3
4969 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'



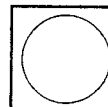
NOTE:
DIMENSIONS PULLED TO BRICK LEDGE
VERIFY WITH FLOORPLAN

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

THE CAMERON(NARROW OF CARLETON)

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	

AutoDRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 741-8782



VILLAGE PARK
THE CAMERON

Drawn By	AUTODRAFT
File Name	
CAD File	
Date	9-16-03
Scale	1/4" = 1'-0"
Sheet	
SITE	