

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

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BLDG ADDRESS 2813 Mease Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1764  
 TAX SCHEDULE NO. 2943-063-45-015 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1764  
 FILING 2 BLK 1 LOT 15 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER Sonshine II  
 (1) ADDRESS 2350 G Road USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family  
 (2) APPLICANT Sonshine II TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2350 G Road  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 255-8853 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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' <sup>lower 20' garage</sup> from property line (PL) Permanent Foundation Required: YES X 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 \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 D. A. McK Date 12-22-03  
 Department Approval H. Gayles Henderson Date 12-31-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16908</u>
Utility Accounting <u>OK</u>		Date	<u>12/31/03</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)

- 1. 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 15

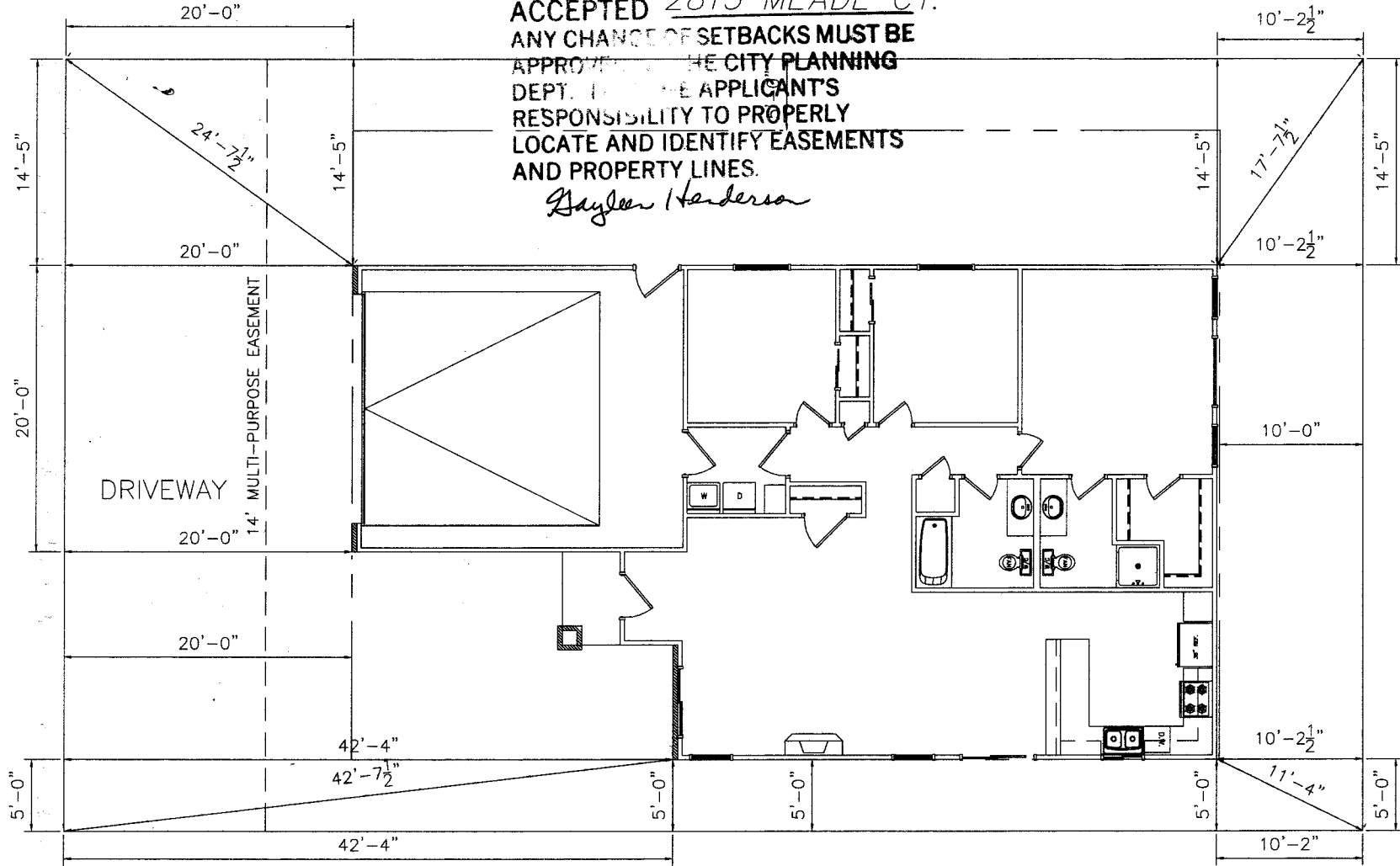
12-31-03 4870 sf  
 ACCEPTED 2813 MEADE CT.

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.

*Gaylen Henderson*

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'

MEADE COURT



12/30/03  
*me*  
*gh*

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

NOTE:  
 DIMENSIONS PULLED TO BRICK LEDGE  
 VERIFY WITH FLOORPLAN

THE CARLETON