

FEE \$	10.00
TCP \$	500.00
SIF \$	298.00

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

BLDG PERMIT NO. _____



Building Address 2817 MEADE CT
Parcel No. 2943-063-45-013
Subdivision Village Park
Filing 1 Block 1 Lot 13

No. of Existing Bldgs _____ Proposed 1
Sq. Ft. of Existing Bldgs _____ Proposed 1766[#]
Sq. Ft. of Lot / Parcel 4867
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1766[#]

OWNER INFORMATION:

Name Sunshine 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 Sunshine II Construction
Address 2350 G ROAD
City / State / Zip GJ 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 PP Maximum coverage of lot by structures _____

SETBACKS: Front 15' House from property line (PL) 20' Garage Permanent Foundation Required: YES NO _____

Side 5' from PL Rear 10' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions Engineered foundation required

Voting District D Driveway Location Approval UC
(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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>16699</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:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS.
 - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

BLOCK 1
 LOT 13
 4867 sf

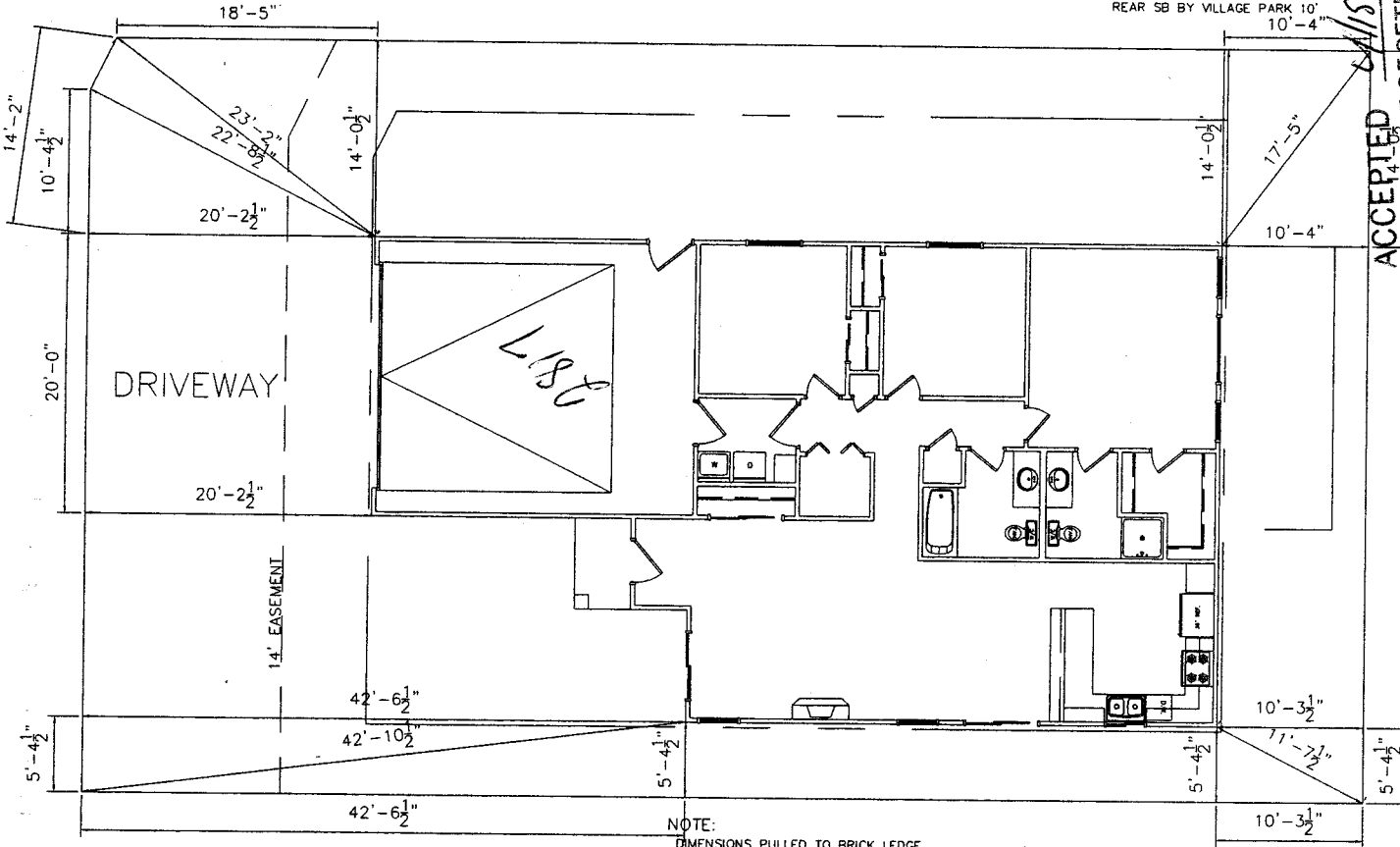
SETBACKS:
 FRONT SB TO GARAGE 20' (15' TO HOUSE)
 SIDE SB 5'
 REAR SB BY GRAND VIEW 25'
 REAR SB BY DAWN 20'
 REAR SB BY VILLAGE PARK 10'
 10'-4"

10-31-03
Missu Maper

ACCEPTED
 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.

OK
W
 16/7/03

MEADE COURT



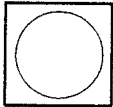
NOTE:
 DIMENSIONS PULLED TO BRICK LEDGE
 VERIFY WITH FLOORPLAN

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

THE CARLETON

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

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



VILLAGE PARK
 THE CARLETON

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