

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

BLDG ADDRESS 2818 MEADE CT

SQ. FT. OF PROPOSED BLDGS/ADDITION 1351 # house  
432 # garage

TAX SCHEDULE NO. 2943-063-45-006

SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Village Park

TOTAL SQ. FT. OF EXISTING & PROPOSED 1782 #

FILING 2 BLK 1 LOT 6

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Sonshine II

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(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:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) ADDRESS 2350 G ROAD

\_\_\_\_\_ Manufactured Home (HUD)

(2) TELEPHONE 255-8853

\_\_\_\_\_ 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' 20' garage from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Eng. foundation req'd

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

D

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 11/10/03

Department Approval [Signature] Date 12/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>10888</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/31/03</u>

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

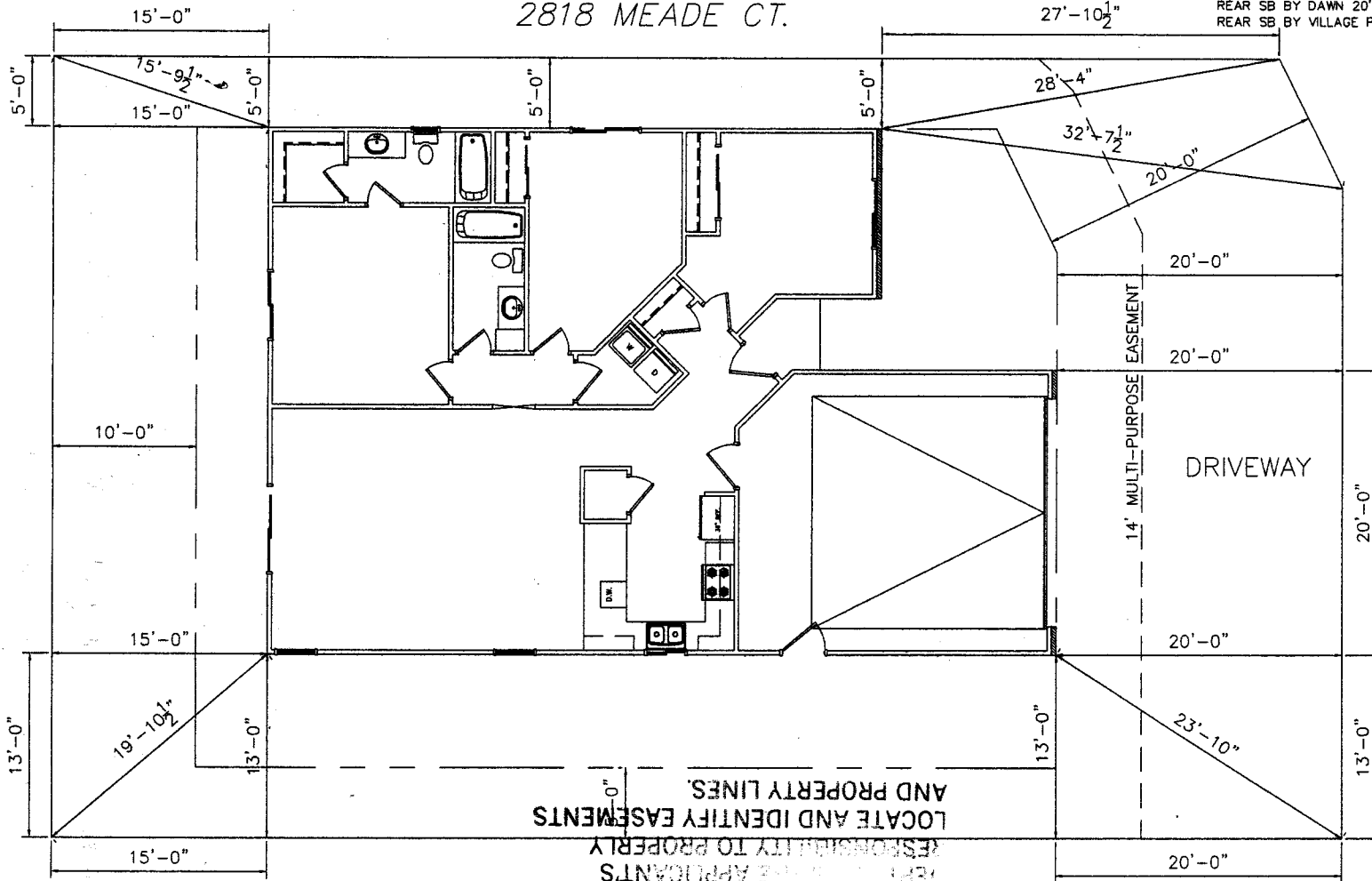
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 6  
 4948 sf  
 2818 MEADE CT.

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

*OK*  
*LM*  
 11/14/03

ACCEPTED *Chickie Major 12/8/03*  
 ANY CHANGE OF SETBACKS MUST BE PERMITTED BY THE CITY PLANNING DEPARTMENT AND THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

THE CAMERON (NARROW OF CARLETON)

DIMENSIONS PULLED TO BRICK LEDGE  
 VERIFY WITH FLOORPLAN