

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 2822 MEADE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1901 #

TAX SCHEDULE NO. 2943-063-45-008 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1901 #

FILING 2 BLK 1 LOT 8 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Sunshine II NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2350 G ROAD USE OF EXISTING BUILDINGS Single Family

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT Sunshine II TYPE OF HOME PROPOSED:  
1 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2350 G ROAD

(2) TELEPHONE 255-8853

**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' from property line (PL) <sup>20' garage</sup>  
 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

D

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 J MCK Date 11/10/03

Department Approval PH Gaylen 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>16899</u>
Utility Accounting	<u>0 Power</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)

