

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

2

BLDG ADDRESS 2802 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1807

TAX SCHEDULE NO. 2943-063-44-022 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1807

FILING 1 BLK 5 LOT 20 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Sonshine II NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ 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)
 _____ 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 5090

SETBACKS: Front 15' house 20' garage from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 28' Special Conditions _____

D 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 [Signature] Date 12-22-03

Department Approval [Signature] Date 12/31/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>890</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)

VILLAGE PARK DRIVE

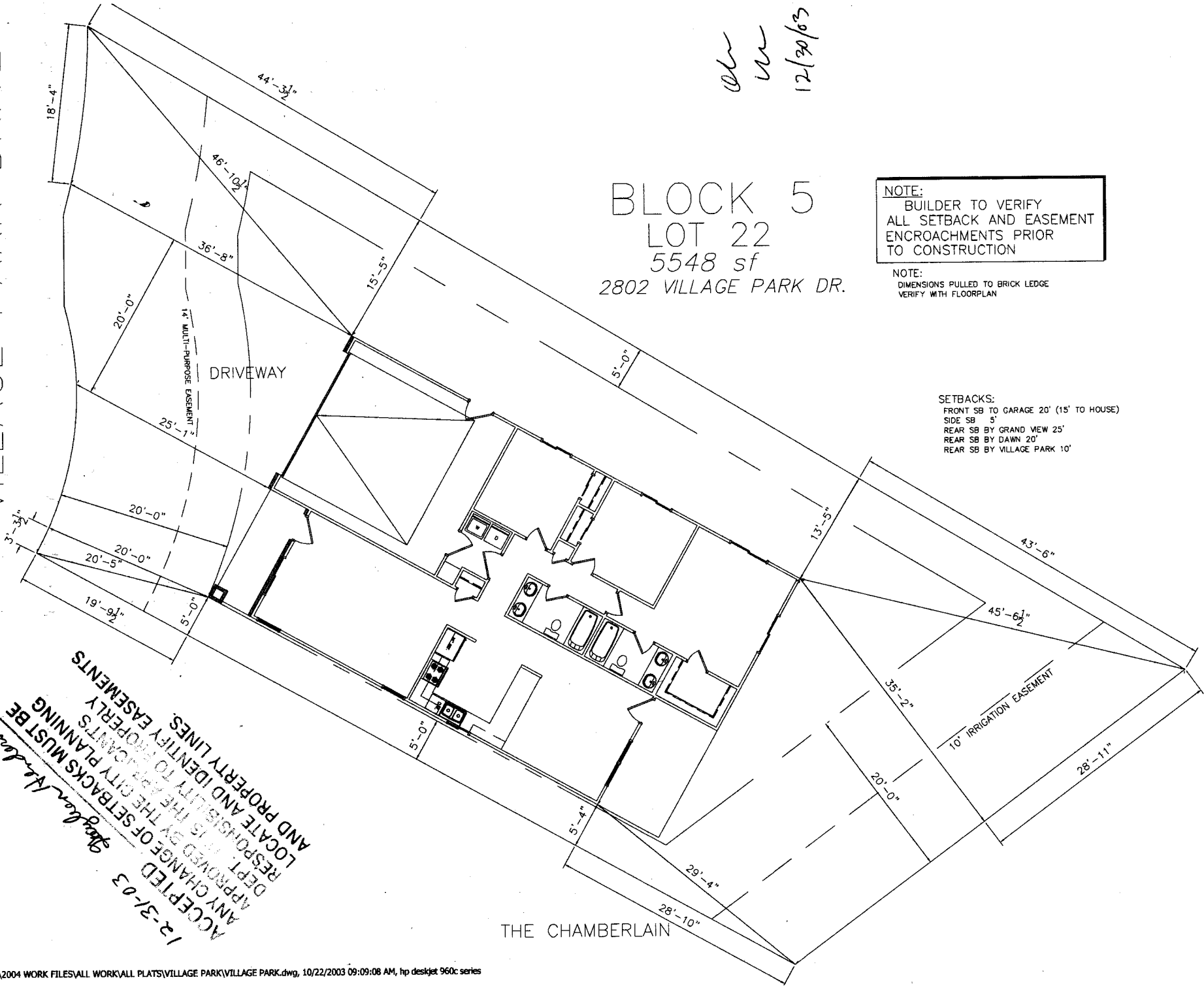
W
W
12/30/03

BLOCK 5
LOT 22
5548 sf
2802 VILLAGE PARK DR.

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

NOTE:
DIMENSIONS PULLED TO BRICK LEDGE
VERIFY WITH FLOORPLAN

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'



12-31-03
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
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THE CHAMBERLAIN