

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2804 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1764

TAX SCHEDULE NO. 2443-063-44-021 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1764

FILING 1 BLK 5 LOT 21 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Sunshine II NO. OF BUILDINGS ON PARCEL
 Before: _____ 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 Sunshine 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 50%

SETBACKS: Front 15' house 20' garage from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 20' from PL

Maximum Height 28'

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions Engineered Foundation

CENSUS Required 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).

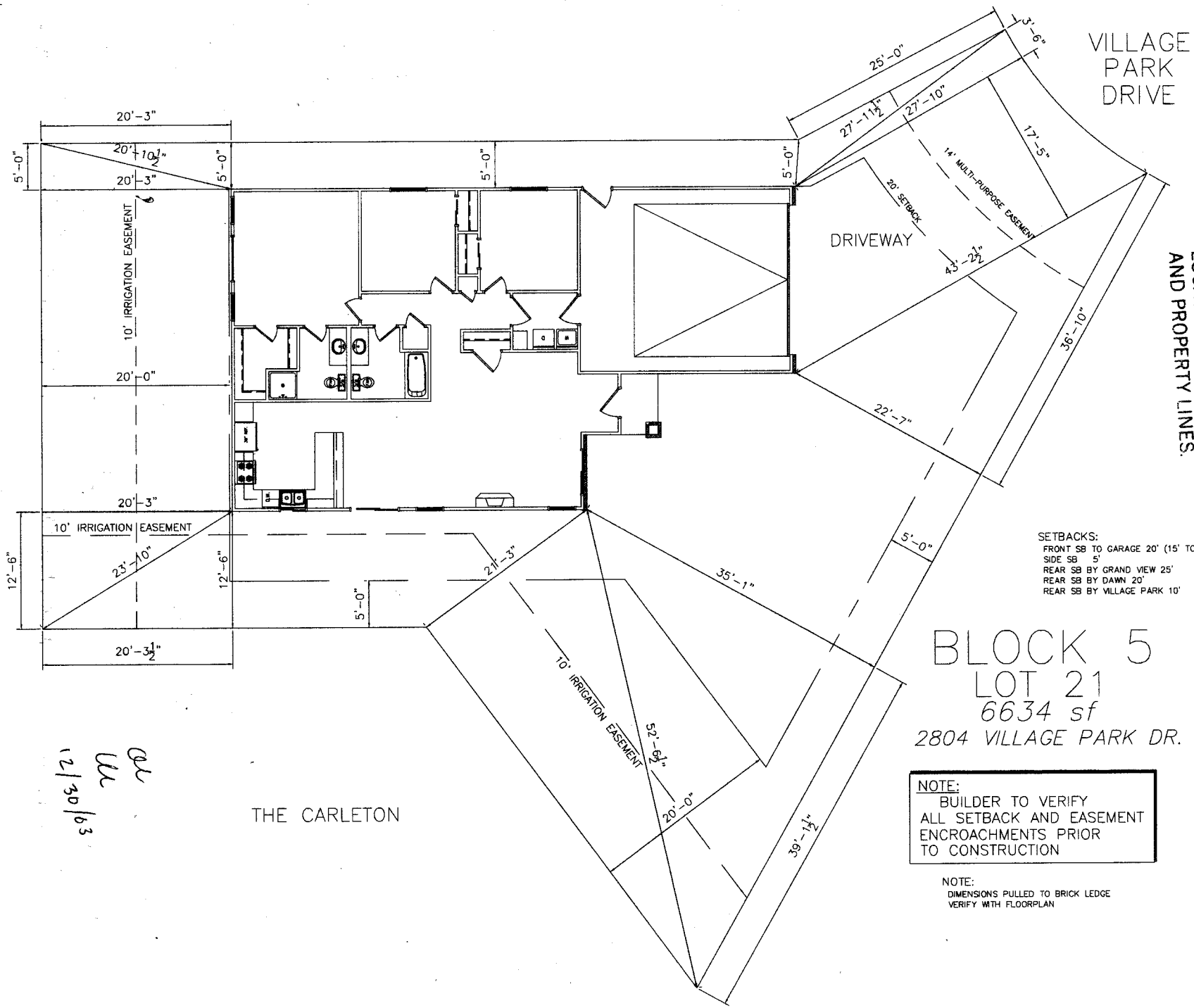
Applicant Signature D. J. McK Date 12-22-03

Department Approval F.H. Gayle 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>6898</u>
Utility Accounting <u>D. Perover</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)



VILLAGE
PARK
DRIVE

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Walter D. ...
 12/31/03

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'

BLOCK 5
 LOT 21
 6634 sf
 2804 VILLAGE PARK DR.

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

NOTE:
 DIMENSIONS PULLED TO BRICK LEDGE
 VERIFY WITH FLOORPLAN

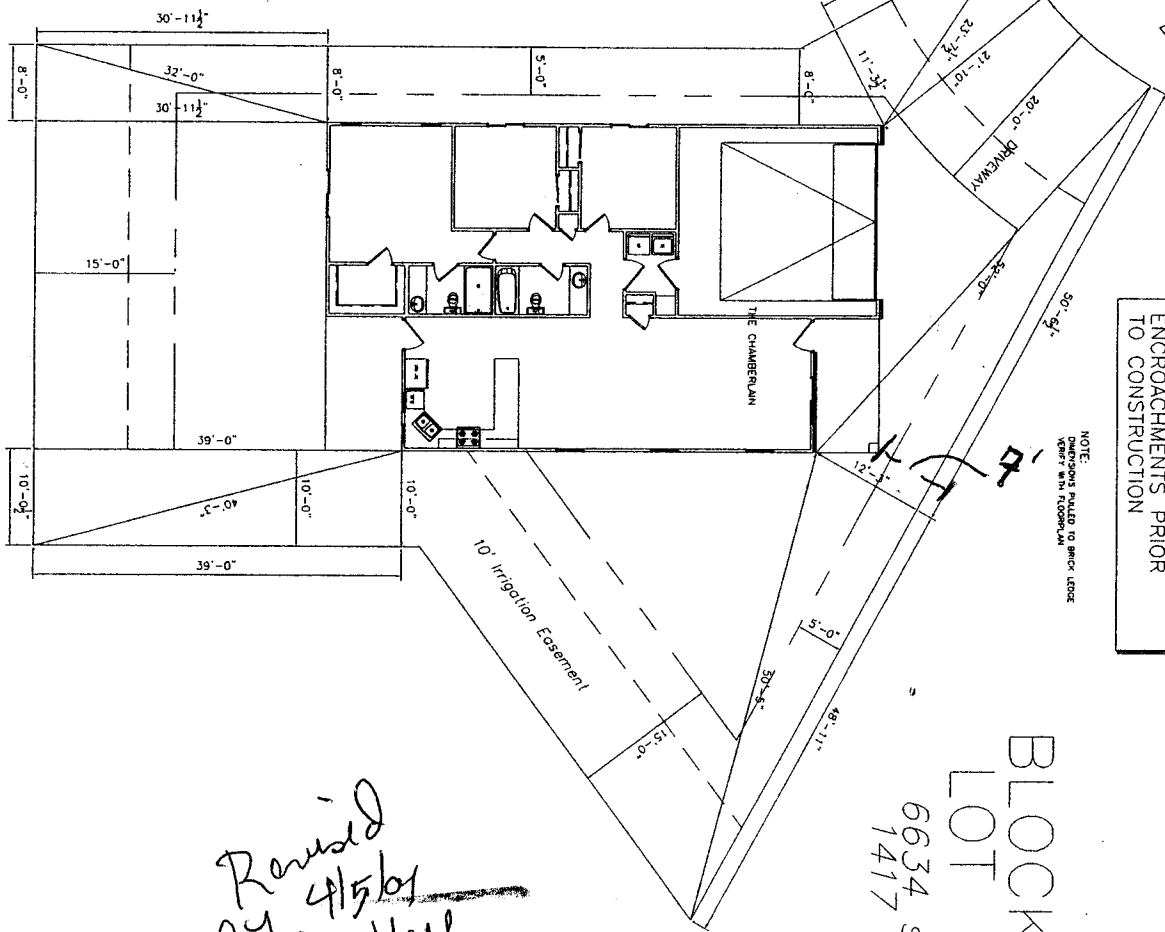
THE CARLETON

W
W
 12/30/03

Revised

VILLAGE PARK DRIVE 2804

VILLAGE PARK



BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

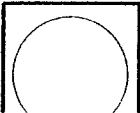
BLOCK 5
LOT 21
6634 SF
1417

Revised
P.Y. 4/15/01
P. J. Van Hall

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.

2804 Village Park

THE STAFFORD RESIDENCE
VILLAGE PARK



DATE 3-16-04
SCALE
AUTODRAFT
FILE NAME
DRAWING BY