FEE $ *10.00*	PLANNING CLEARANCE	BLDG PERMIT NO.
TCP $ *500.00*	(Single Family Residential and Accessory Structures)	
SIF $ *292.00*	**Community Development Department**	

Your Bridge to a Better Community

Building Address **2808 Village Park Dr**

No. of Existing Bldgs _____ Proposed __1__

Parcel No. **2943-063-44-017**

Sq. Ft. of Existing Bldgs _____ (Proposed **1807#**

Subdivision **Village Park**

Sq. Ft. of Lot / Parcel **5031#**

Filing __1__ Block __5__ Lot __17__

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) **1807#**

OWNER INFORMATION:

DESCRIPTION OF WORK & INTENDED USE:

Name **Sonshine II Construction**

[X] New Single Family Home (*check type below)

Address **2350 G Road**

[ ] Interior Remodel [ ] Addition

City / State / Zip **Grand Junction CO 81505**

[ ] Other (please specify): _____

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name **Sonshine II Construction**

[X] Site Built [ ] Manufactured Home (UBC)

Address **2350 G Road**

[ ] Manufactured Home (HUD)
[ ] Other (please specify): _____

City / State / Zip **Grand Junction CO 81505**

NOTES: _____

Telephone **255-8853**

REQUIRED: One plot plan, on 8 ½" 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)

Permanent Foundation Required: YES **X** 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 **UU**
(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 **D. McK** Date **10-6-03**

Department Approval **NA** **Aragon** Date **10/31/03**

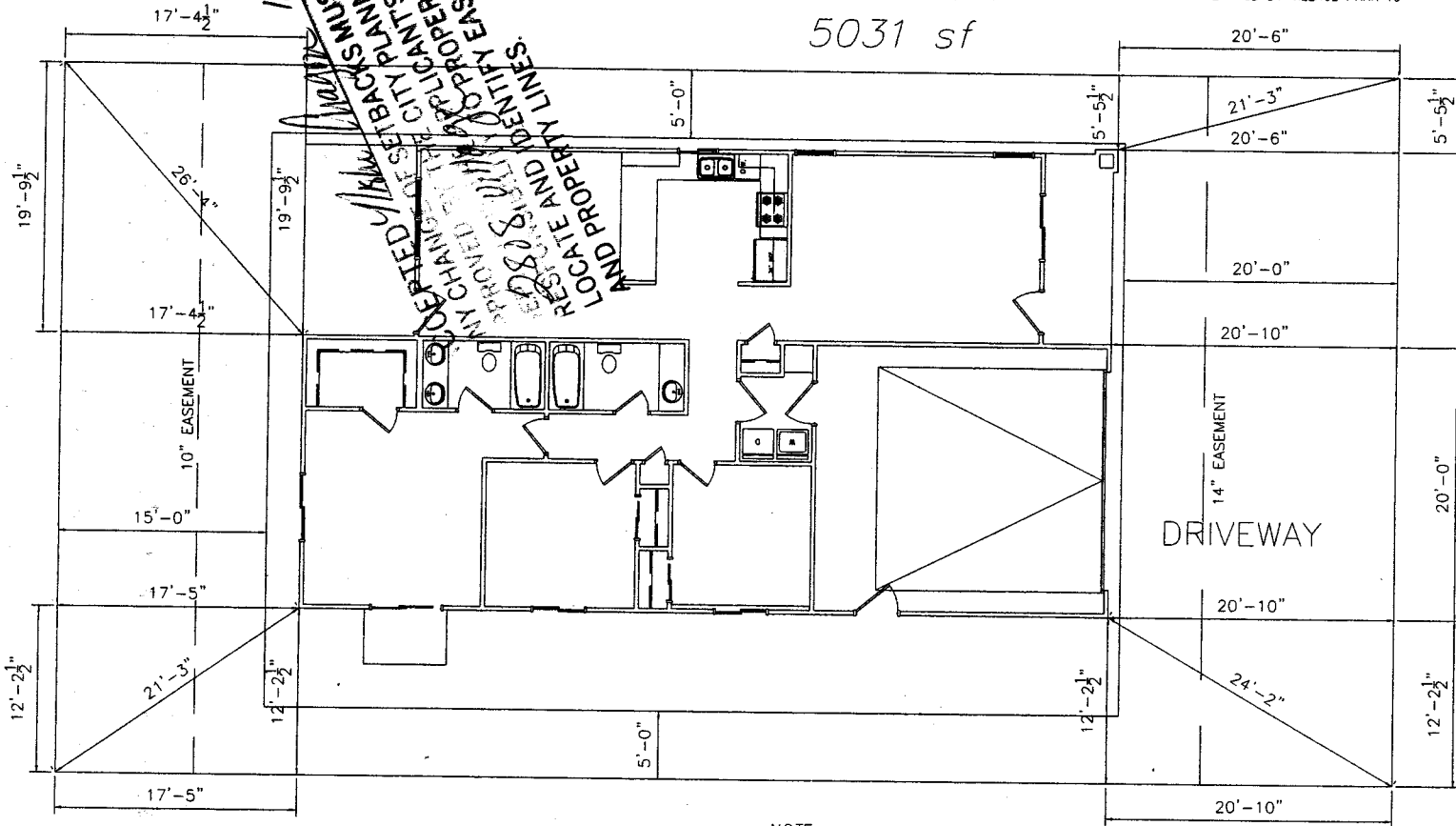| Additional water and/or sewer tap fee(s) are required:	YES NO	W/O No. **16701**
Utility Accounting **Crown**		Date **10-31-03**

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)*

BLOCK 5
LOT 17
5031 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'

DRIVEWAY

14" EASEMENT

10" EASEMENT

VILLAGE PARK DRIVE

17'-4½"
19'-9½"
26'-4"
19'-9½"
17'-4½"
15'-0"
17'-5"
12'-2½"
21'-3"
12'-2½"
17'-5"
5'-0"
12'-2½"
12'-2½"
24'-2"
12'-2½"
20'-10"
20'-6"
21'-3"
20'-6"
20'-0"
20'-10"
5'-5½"
5'-5½"
5'-0"
20'-0"
20'-10"

NOTE:
DIMENSIONS PULLED TO BRICK LEDGE
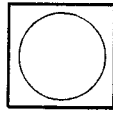VERIFY WITH FLOORPLAN

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

THE CHAMBERLAIN