

FEE \$	10.00
TCP \$	500.00
SIF \$	298.00

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

BLDG PERMIT NO. 88551



Your Bridge to a Better Community

BLDG ADDRESS 2814 VILLAGE PARK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1417 #

TAX SCHEDULE NO. 2943-063-44-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION VILLAGE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1417 #

FILING 1 BLK 5 LOT 11 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2495 INDUSTRIAL USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE new Residence

(2) APPLICANT [Signature] TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 PP Maximum coverage of lot by structures 50%

SETBACKS: Front 20' Garage - 15' Home from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL  
 Permanent Foundation Required: YES X NO \_\_\_\_\_

Maximum Height 28' Parking Req'mt 2

Special Conditions Approval from Lic Eng.

CENSUS 10 TRAFFIC 22 ANNX# \_\_\_\_\_

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 5 MAR 03

Department Approval [Signature] Date 3/6/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>105805</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-6-03</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)

2814 VPD  
1417-2R

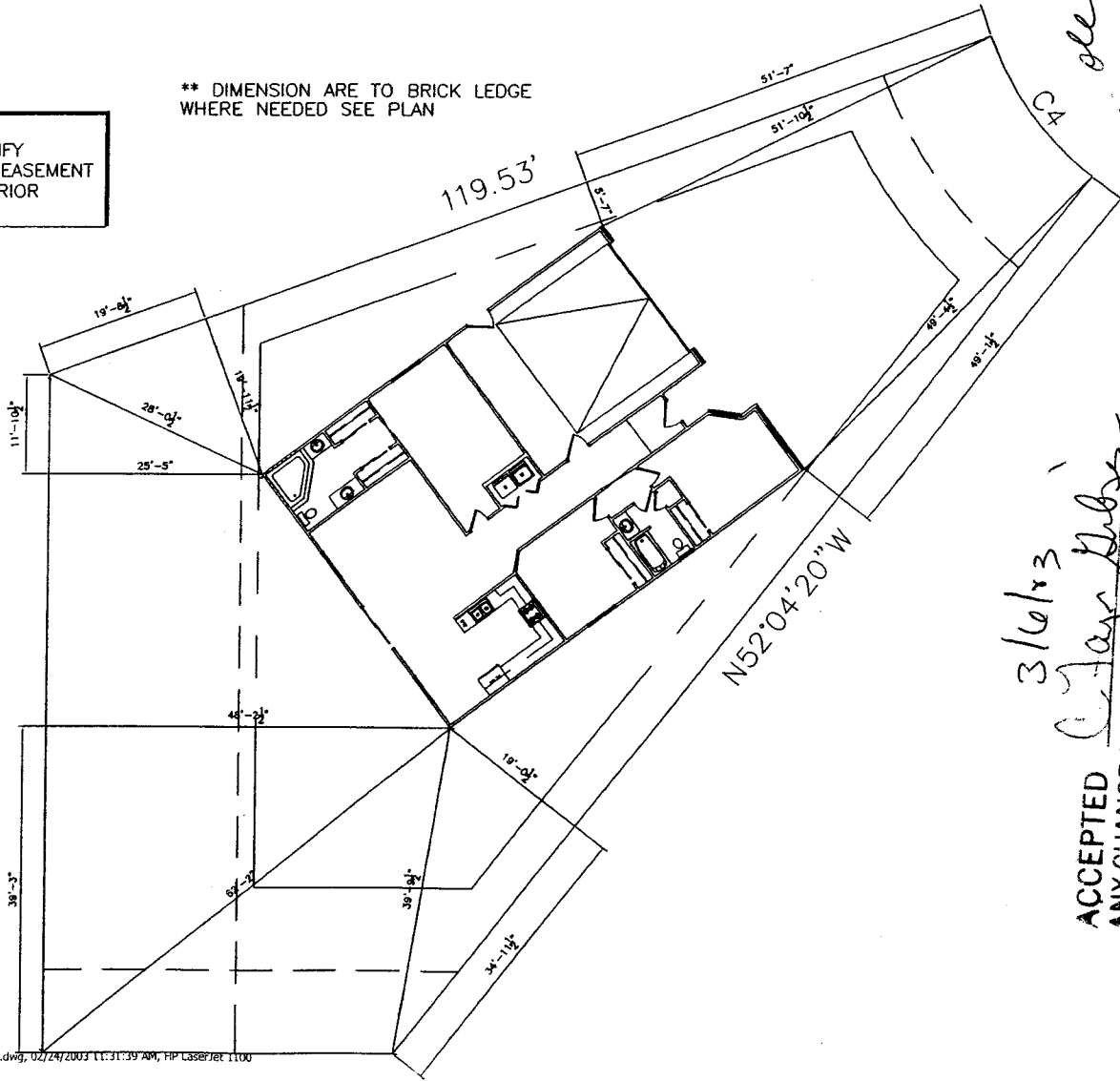
# VILLAGE PARK

LOT 11  
8468 sf

BLK 5 FILING 1

\*\* DIMENSION ARE TO BRICK LEDGE  
WHERE NEEDED SEE PLAN

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



all  
Cur  
3/5/03

3/6/03  
 ACCEPTED  
*C. J. Fox Duber*  
 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