

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 2806 1/2 Village Park No. of Existing Bldgs _____ Proposed 1
 Parcel No. 2943-063-44-018 Sq. Ft. of Existing Bldgs _____ Proposed 2180
 Subdivision Village Park Sq. Ft. of Lot / Parcel 5032
 Filing 1 Block 5 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sonshine II
 Address 2350 G ROAD
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

APPLICANT INFORMATION:

Name Sonshine II
 Address 2350 G ROAD
 City / State / Zip GJ CO 81505
 Telephone 255-8453

NOTES: _____

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' 20' garage from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 20' Dawn from PL Parking Requirement 2
 Maximum Height of Structure(s) 28' Special Conditions _____
 Voting District D Driveway Location Approval _____
 (Engineer's Initials) Eng foundations req'd

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 11/10/03
 Department Approval [Signature] Date 12/31/03
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12889
 Utility Accounting [Signature] Date 12/31/03

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)

