

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 2817 1/2 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1901
 TAX SCHEDULE NO. 2943-003-43-007 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1901
 FILING 1 BLK 4 LOT 7 NO. OF DWELLING UNITS:
 Before: _____ After: 4 this Construction
 (1) OWNER Sonshine II NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 4 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:
 (2) ADDRESS 2350 G ROAD Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 255-8853 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL, Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS _____ TRAFFIC _____ ANN# _____
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 12-22-03
 Department Approval [Signature] Date 12-31-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>6904</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)

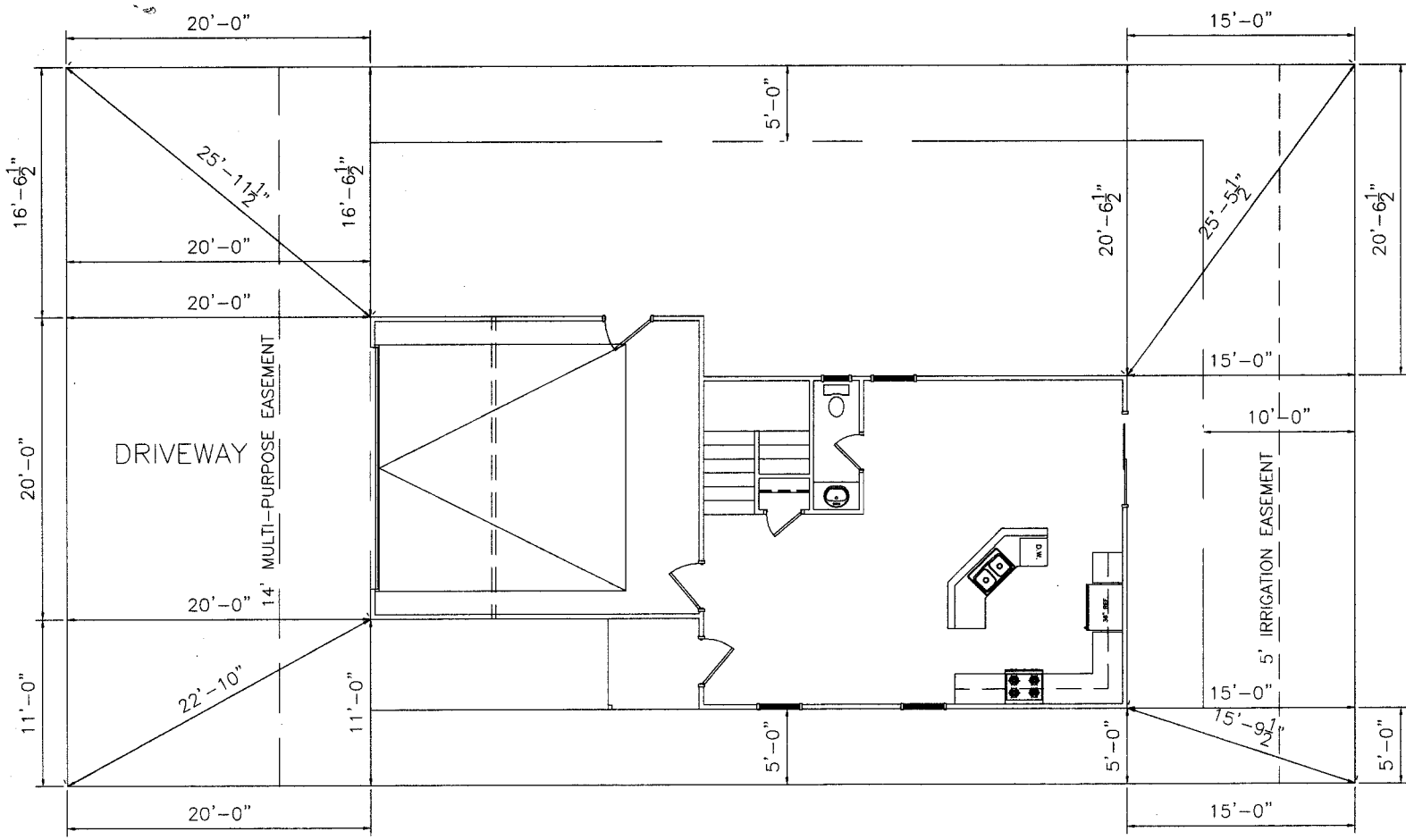
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
 PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 ENGINEERING DATA.

BLOCK 4
 LOT 7
 4042 sf
 2817-1/2 VILLAGE PARK DR.

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'

VILLAGE PARK DRIVE



ACCEPTED *W. H. ...*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. AND THE HOMEOWNERS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
 12/31/03

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

12/30/03
W
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THE TETON