

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

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

BLDG PERMIT NO. 89438



Your Bridge to a Better Community

BLDG ADDRESS 2818 1/2 Village Park Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1351

TAX SCHEDULE NO. 2943-063-44-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION VILLAGE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1351

FILING 1 BLK 5 LOT 6 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction

(1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction

(1) ADDRESS 2495 INDUSTRIAL USE OF EXISTING BUILDINGS 2

(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 PD Maximum coverage of lot by structures 50%

SETBACKS: Front 15' / 20' garage from property line (PL) Permanent Foundation Required: YES NO

or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req't 2

Maximum Height 28' Special Conditions _____

CENSUS _____ 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 [Signature] Date 1 APR 03

Department Approval [Signature] Date 5-9-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>1604</u>
Utility Accounting	<u>[Signature]</u>	Date	

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)

2818 1/2 Village Park Dr

BLK 5

LOT 6

5406 st

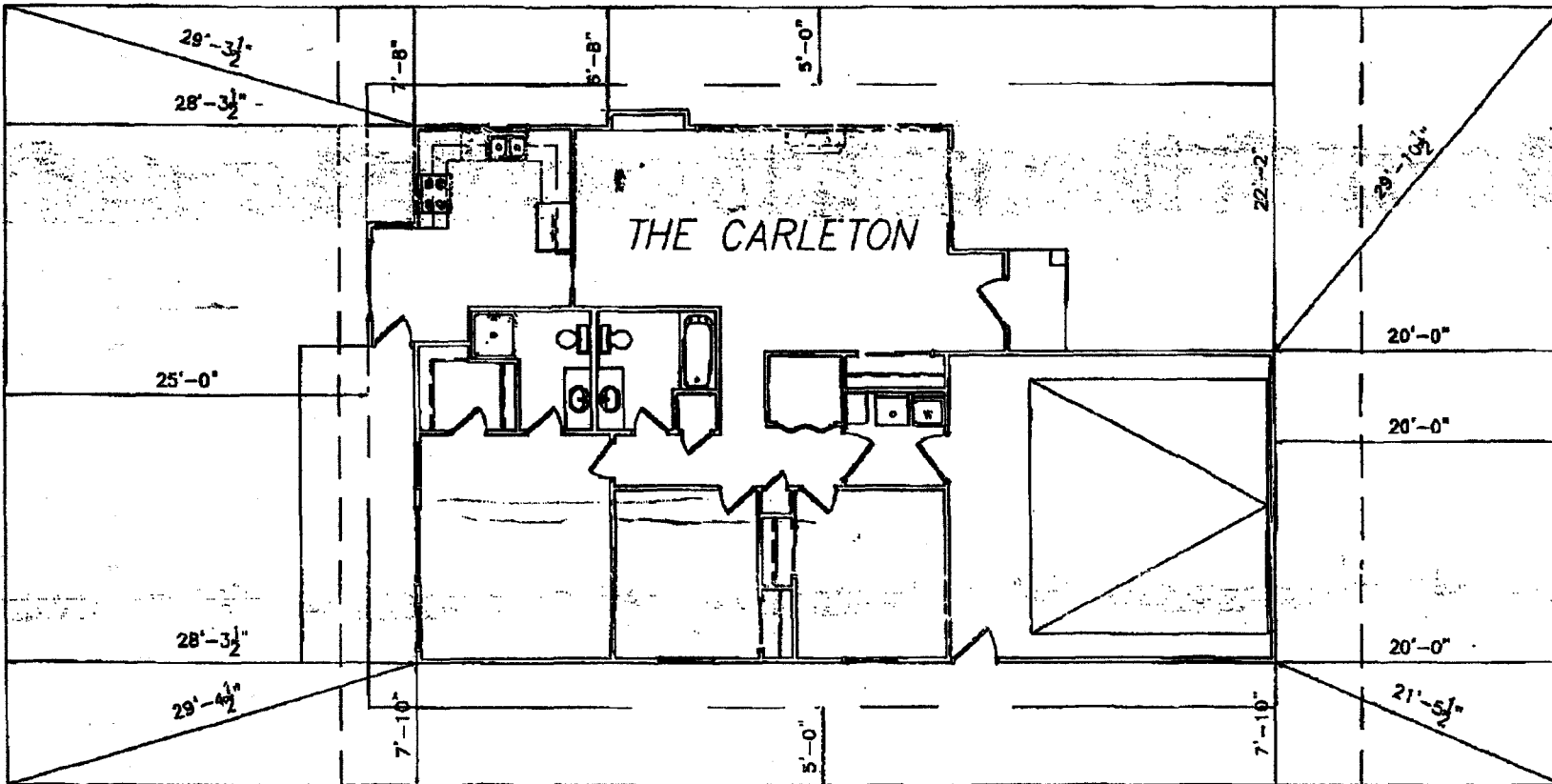
NOTE:

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

5-9-03
Angela Hudson
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.

Michael J. Smith 3/25/03
Purchase Date
Shirley Hepburn Smith 3/25/03
Purchase Date



David K. Smith
5-9-03

1970 254 3958
1970 294 3958

HU/LU/KR-1

3-25-03 11:33AM; HOMESTEAD REALTY
3-21-03 2:44PM; HOMESTEAD REALTY
03/20/2003 4:1:02 13702490315