

FEE \$	10.00
TCP \$	500.00
SIF \$	297.00

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

BLDG PERMIT NO. 89894



Your Bridge to a Better Community

BLDG ADDRESS 2824 VILLAGE PARK SQ. FT. OF PROPOSED BLDGS/ADDITION 1350 Φ

TAX SCHEDULE NO. 2943-063-44-001 SQ. FT. OF EXISTING BLDGS 2

SUBDIVISION VILLAGE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1350 Φ

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

(1) OWNER Lee Hoves 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 Res' Jace

(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' long 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'mt 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 2 JUN 03

Department Approval [Signature] Date 6/4/03

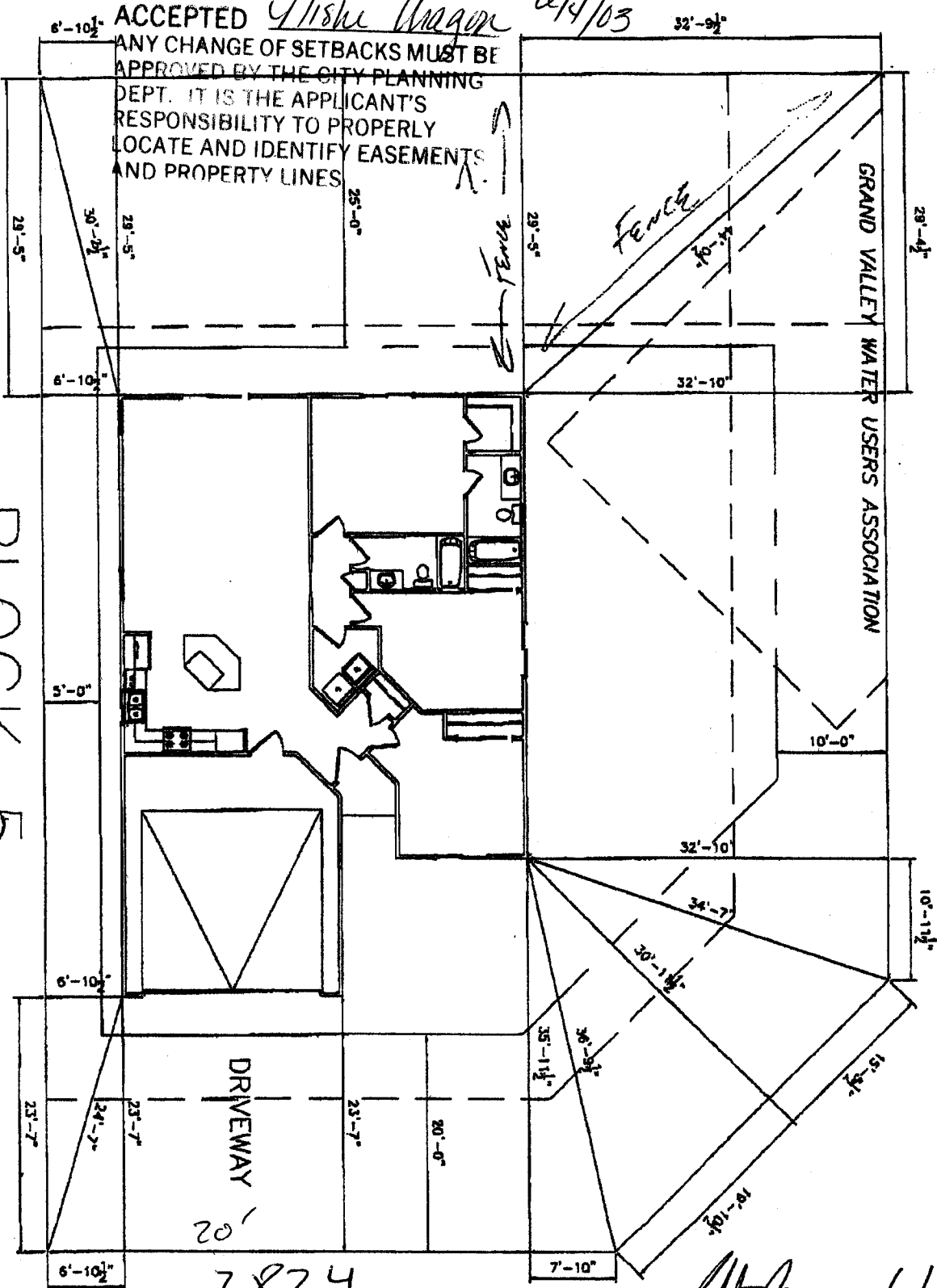
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6121</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/4/03</u>		

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)

VILLAGE PARK DRIVE 7972 SF

ACCEPTED *Alisa Aragon* 6/4/03
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



1350
2 CAR L

BLOCK 5
LOT 1
7972 SF

Post-It® Fax Note	7671	Date	3-11-03
To	BOUVIE	From	KEITH
Call Dept.	CENT. 21	Occ.	AUTODRAFT
Phone #	254-3958	Phone #	241-6782
Fax #	254-3958	Fax #	245-1358

2824
VILLAGE PARK DRIVE

Keith 3/13/03
Purchase date

*Drive OK
Truck Down
6-2-03*