

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

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

BLDG PERMIT NO. 89410



Your Bridge to a Better Community

BLDG ADDRESS 28 20 1/2 VILLAGE PARK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1351  $\phi$   
TAX SCHEDULE NO 2943 063-44-004 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION VILLAGE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1351  $\phi$   
FILING 1 BLK 5 LOT 4 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 2495 INDUSTRIAL USE OF EXISTING BUILDINGS 0  
(1) TELEPHONE 734-1091 DESCRIPTION OF WORK & INTENDED USE new residence  
(2) APPLICANT A A TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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' / 20' garage from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't 2  
Side 5' from PL, Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height 28' 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).

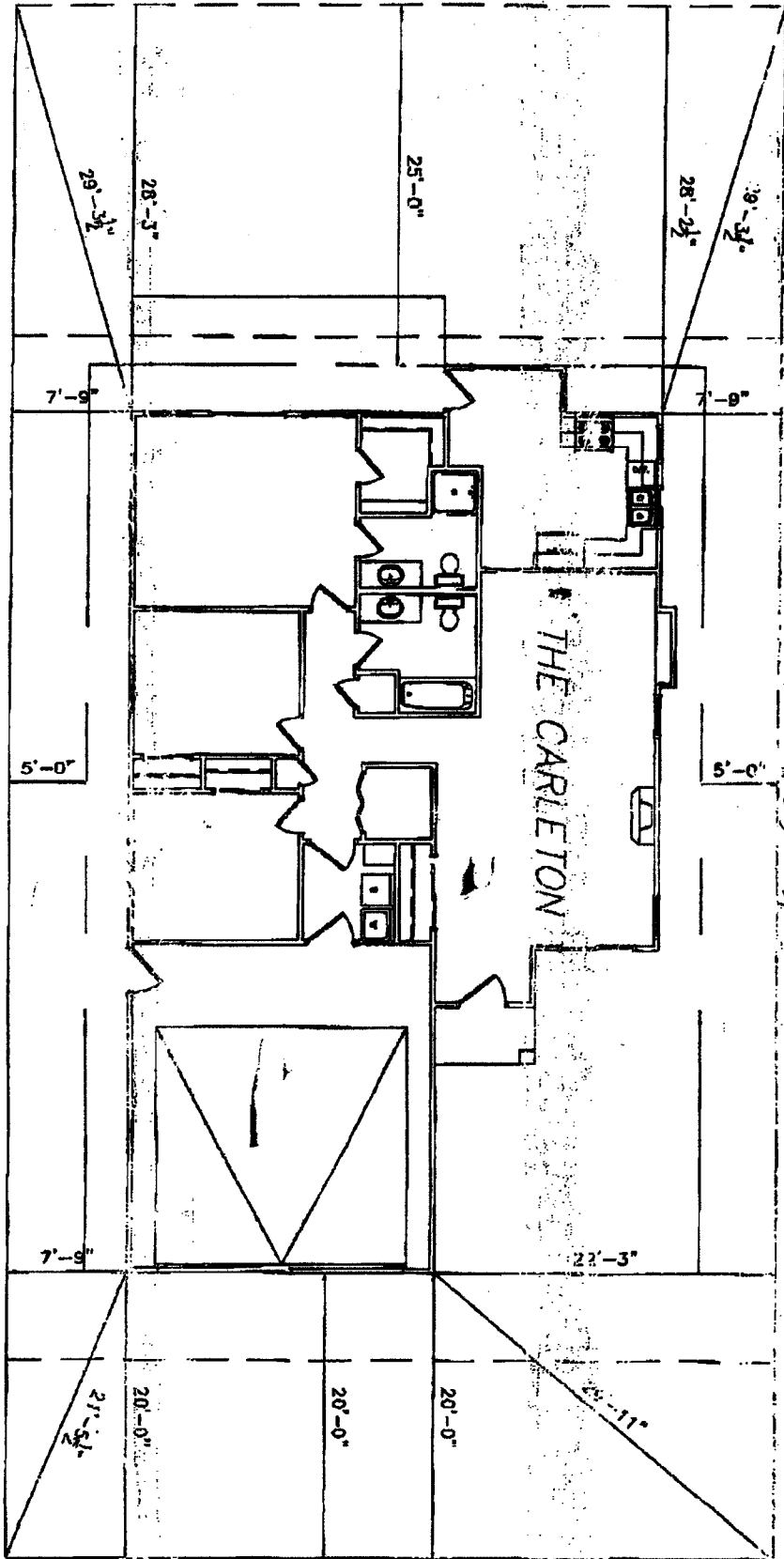
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1 APR 03  
Department Approval [Signature] Date 5/6/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16026</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/6/03</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)

Y&L ARCHITECTURAL FIRM, INC. 18700 W. 44TH AVENUE, SUITE 100, WESTMINSTER, CO 80040



NOTE:  
 - BURIED TO UTILITY  
 ALL SETBACKS AND EASEMENT  
 ENDS TO BE IDENTIFIED BY THE  
 TO CONSTRUCTION

ANY SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

VILLAGE PARK

LOT 4

5404 SF  
 1351 SF

*Michael A. R.*  
*3/25/03*  
*3/25/03*  
*3/25/03*

2820 1/2 Village Park Dr

all  
 all  
 5/6/03