

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

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 2821 1/2 Village Park Dr  
Parcel No. 2943-063-43-003  
Subdivision Village Park  
Filing 1 Block 4 Lot 3

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed 92179.97  
Sq. Ft. of Lot / Parcel 4042  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2179.97

**OWNER INFORMATION:**

Name Sunshine II Construction  
Address 2350 G Road  
City / State / Zip Grand Junction CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sunshine II Construction  
Address 2350 G Road  
City / State / Zip Grand Junction CO 81505  
Telephone 255-8853

**\*TYPE OF HOME PROPOSED:**

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

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.**

|   |  |
|---|--|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>         |  |
| ZONE <u>PD</u>  | Maximum coverage of lot by structures <u>50%</u>         |
| SETBACKS: Front <u>15' House</u> <u>20' Garage</u> from property line (PL)            | Permanent Foundation Required: YES <u>X</u> NO _____     |
| Side <u>5'</u> from PL Rear <u>15'</u> from PL  | Parking Requirement <u>2</u>                             |
| Maximum Height of Structure(s) <u>28'</u>   | Special Conditions <u>Engineered foundation required</u> |
| Voting District <u>D</u> Driveway Location Approval <u>u</u><br>(Engineer's Initials) |  |

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 10-6-03

Department Approval [Signature] Date 10/31/03

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>16704</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>10-31-03</u>                    |                             |                      |

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)

4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

# VILLAGE PARK

## BLOCK 4

### LOT 3

4042 sf

#### 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 15'

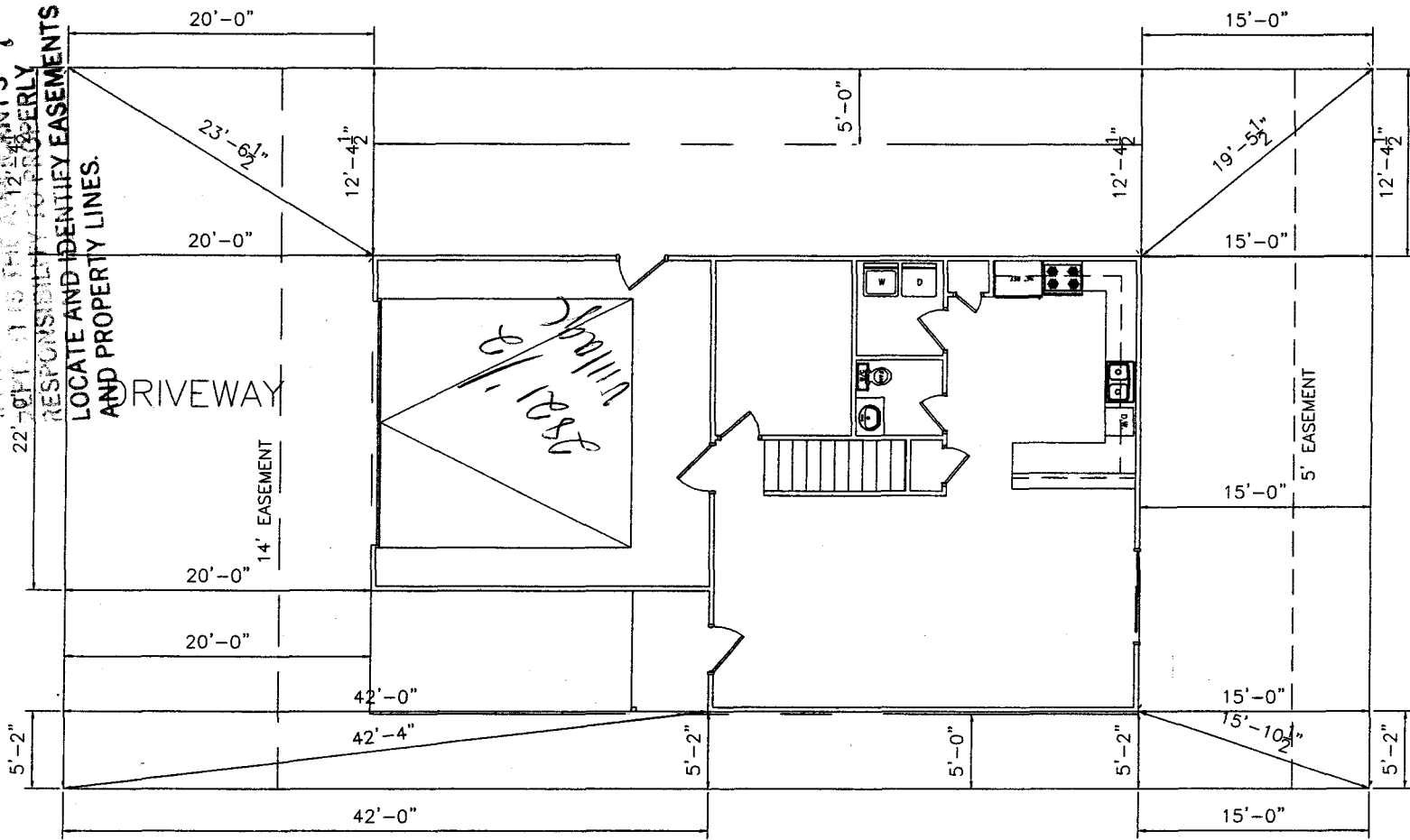
*OK*  
*10/12/03*

VILLAGE PARK DRIVE

*U/Shera GARDNER 10-31-03*

**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT

**LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.**



NOTE:  
 DIMENSIONS PULLED TO BRICK LEDGE  
 VERIFY WITH FLOORPLAN

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

THE LAFAYETTE