

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 2822 1/2 Village Park Dr  
Parcel No. 2943-063-44-002  
Subdivision Village Park  
Filing 1 Block 5 Lot 2

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed 2058  
Sq. Ft. of Lot / Parcel 5402  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2058

**OWNER INFORMATION:**

Name Sonshie II  
Address ~~2350 G Road~~ 2350 G Road  
City / State / Zip G J , CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sonshie II  
Address 2350 G Road  
City / State / Zip G J , 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>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>25'</u>	Special Conditions <u>Engineered foundation required</u>
Voting District <u>D</u> Driveway Location Approval <u>lcl</u> (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 10-06-03  
Department Approval [Signature] Date \_\_\_\_\_

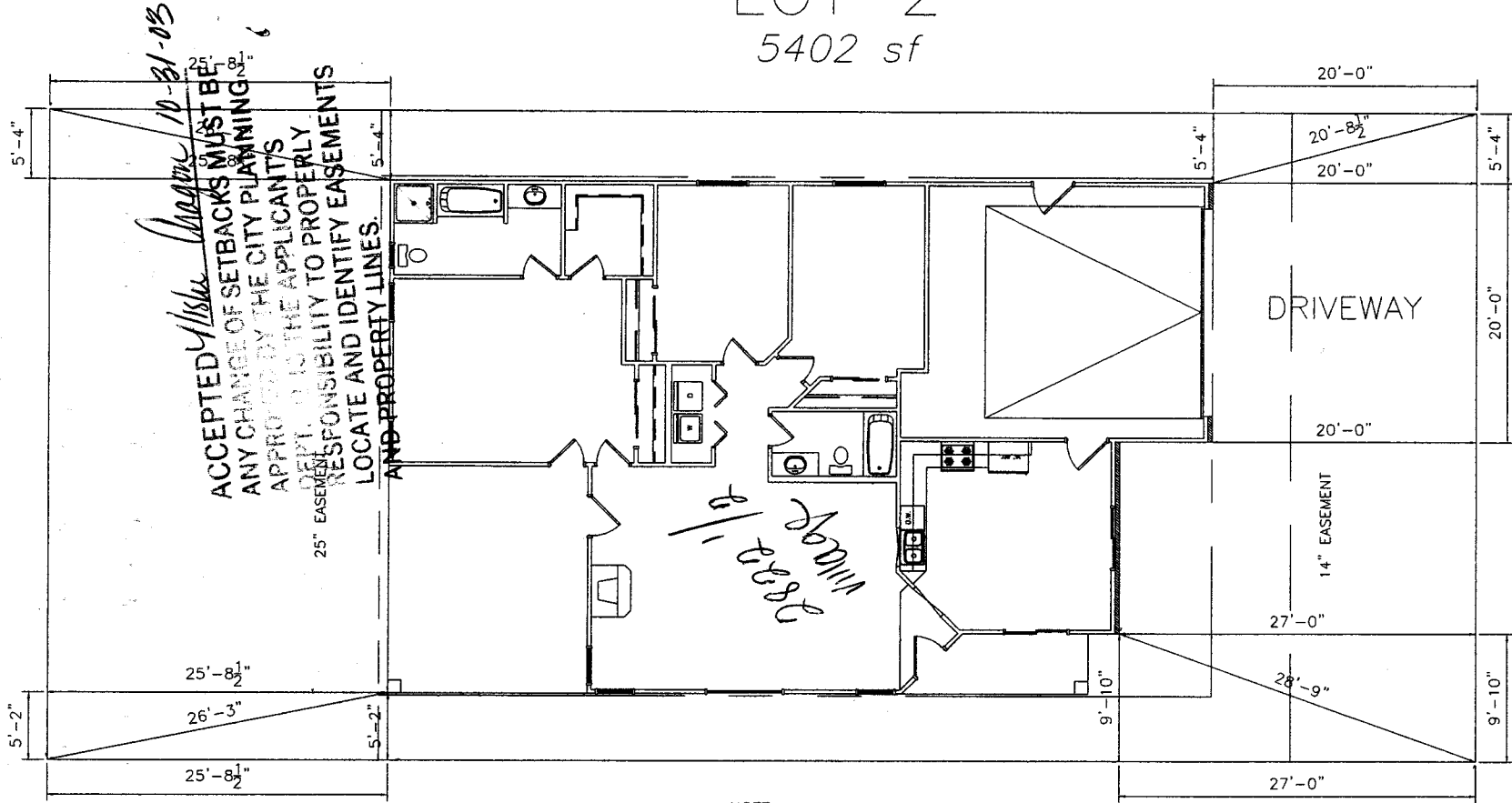
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16703</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-31-03</u>		

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)

- NOTICE:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
  - WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS.
  - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

BLOCK 5  
 LOT 2  
 5402 sf

OK CU 10/7/03



ACCEPTED Alaska Department of Public Safety 10-31-03  
 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.

image 10/28/03

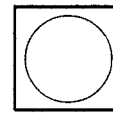
NOTE:  
 DIMENSIONS PULLED TO BRICK LEDGE  
 VERIFY WITH FLOORPLAN

THE HUDSON

VILLAGE PARK DRIVE

REVISIONS	

**AUTODRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-0732



VILLAGE PARK  
 THE HUDSON

DESIGN BY  
 AUTODRAFT  
 FILE NAME  
 CAD FILE  
 DATE  
 9-16-03  
 SCALE  
 1/4" = 1'-0"  
**SITE**