

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2823 3/4 Village Park Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 80

TAX SCHEDULE NO. 2943-06342-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 80

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 0 After: 0 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Patterson Road Developments

(1) ADDRESS 710 S. 15th St

USE OF EXISTING BUILDINGS Vacant

(1) TELEPHONE 242-8134

DESCRIPTION OF WORK & INTENDED USE Pump House

(2) APPLICANT Alan Parkerson

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 _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL Parking Req'mt 0

Maximum Height _____ Special Conditions See notes on site plan to stay out of sight triangle

CENSUS _____ TRAFFIC _____ ANNEX# _____
40' on VP or 100' on 28 1/4 from glass line.

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).

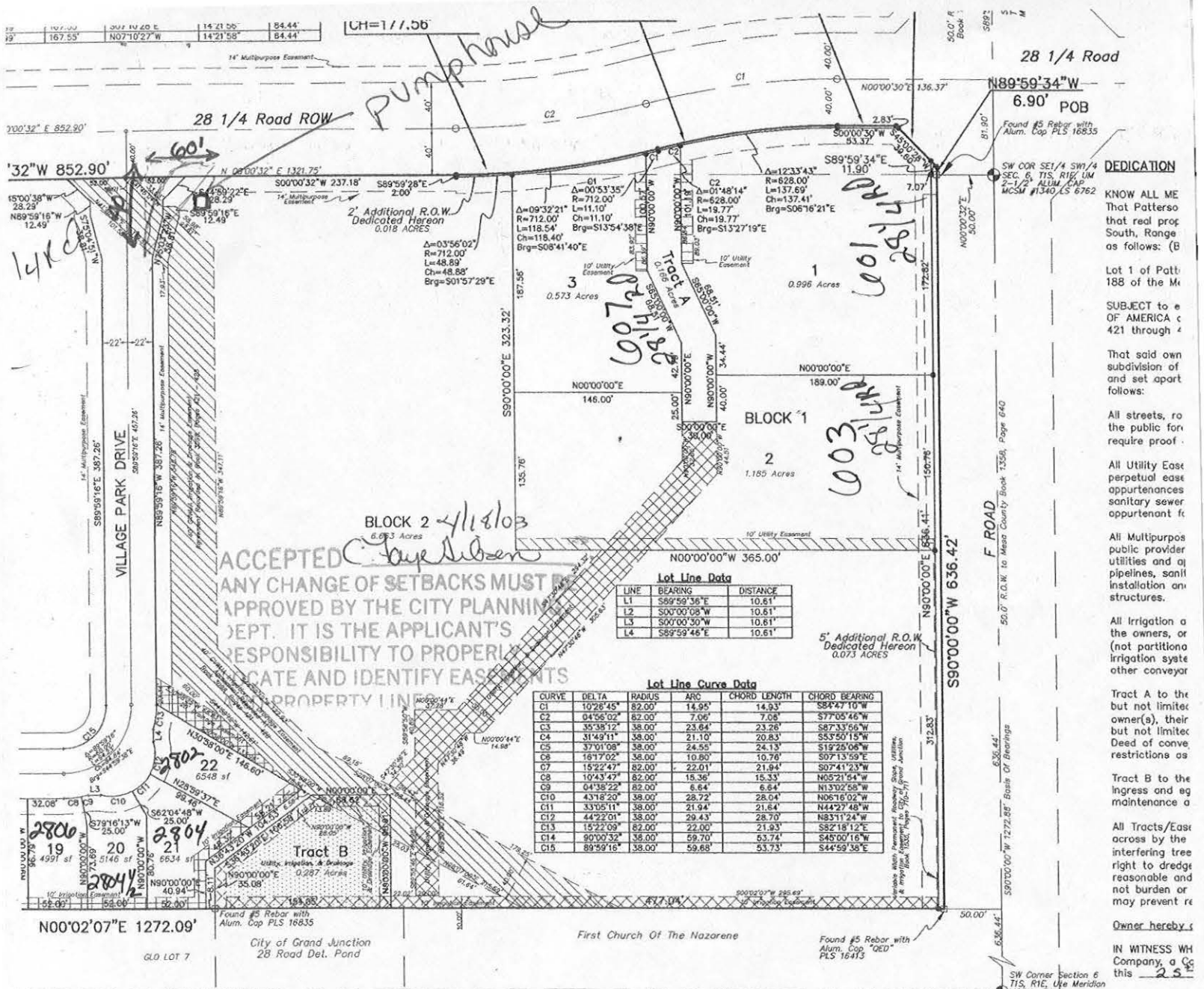
Applicant Signature Alan Parkerson Date 04/18/03

Department Approval C. J. Jaye Date 4/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date <u>4/18/03</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)



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY DATE AND IDENTIFY EASEMENTS PROPERTY LINE

Lot Line Data

LINE	BEARING	DISTANCE
L1	S89°59'36"E	10.61'
L2	S00°00'08"W	10.61'
L3	S00°00'30"W	10.61'
L4	S89°59'46"E	10.61'

Lot Line Curve Data

CURVE	DELTA	RADIUS	ARC	CHORD LENGTH	CHORD BEARING
C1	10°28'45"	82.00'	14.95'	14.93'	S84°47'10"W
C2	04°56'02"	62.00'	7.06'	7.06'	S77°05'46"W
C3	35°38'12"	38.00'	23.64'	23.26'	S87°33'55"W
C4	31°49'11"	38.00'	21.10'	20.83'	S53°59'15"W
C5	37°01'08"	38.00'	24.55'	24.13'	S19°20'06"W
C6	16°17'02"	38.00'	10.80'	10.76'	S07°13'59"E
C7	15°22'47"	82.00'	22.01'	21.94'	S07°41'23"W
C8	10°43'47"	82.00'	15.36'	15.33'	N05°21'54"W
C9	04°35'22"	82.00'	6.64'	6.64'	N13°02'58"W
C10	43°18'20"	38.00'	28.72'	28.04'	N08°16'02"W
C11	33°05'11"	38.00'	21.94'	21.64'	N44°27'48"W
C12	44°22'01"	38.00'	29.43'	28.70'	N83°11'24"W
C13	15°22'09"	82.00'	22.00'	21.93'	S82°18'12"E
C14	90°00'32"	38.00'	59.70'	53.74'	S45°00'16"W
C15	89°59'16"	38.00'	59.68'	53.73'	S44°59'38"E

DEDICATION

KNOW ALL ME That Patterso That real prop South, Range as follows: (B

Lot 1 of Plat 188 of the M

SUBJECT to e OF AMERICA c 421 through 4

That said own subdivision of and set apart follows:

All streets, ro the public for require prof

All Utility East perpetual east appearances sanitary sewer apponant f

All Multipurpos public provider utilities and of pipelines, sanil installation an structures.

All Irrigation a the owners, or (not partitio irrigation syste other convey

Tract A to the but not limite owner(s), their but not limite Deed of conve, restrictions as

Tract B to the ingress and eg maintenance a

All Tracts/Easr across by the interfering tree right to dredge reasonable and not burden or may prevent re

Owner hereby s

IN WITNESS WH Company, a Co this 25

by: *A. Patterson* for: Patterson

NOTARY PUB

STATE OF COL CO COUNTY OF ME

The foregoing li Patterson Book *September* Witness my hon *Notary Public* My Commission

CITY OF GRAND JUNCTION APPROVAL

This plat of Village Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 25 day of SEPTEMBER, A.D., 2002.

City Manager *David A. Valley*

City Mayor *Cindy Ewers-Marty*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., September 25, A.D., 2002, and was duly recorded in Plat Book 19 Page No. 125,126

Reception No. 2078105 Drawer No. MM-79 Fees: \$20.00

AREA SUMMARY

LOTS	= 6.648 Acres	35.36%
BLOCK 2	= 6.663 Acres	35.44%
BLOCK 3	= 3.441 Acres	18.30%
TRACT A	= 0.152 Acres	0.81%
TRACT B	= 0.287 Acres	1.53%
ROAD ROW	= 1.609 Acres	8.56%
TOTAL	= 18.800 Acres	100.00%

LEGEND

QUOT SURVEY MARKER, AS NOTED

ALUMINUM CAP ON No. 5 REBAR, PLS 17485

CRS-38-51-105, IN CONCRETE

ND REBAR, AS NOTED

CAP ON No. 5 REBAR TO BE SET AT ALL RS, PRIOR TO SALE OF ANY LOTS, TO COMPLY 38-51-105

ND VALLEY WATER USERS ASSOCIATION/USA EMENT, AS RECORDED IN BOOK 3098 ES 421THROUGH 427, MESA COUNTY RECORDS

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Village Park, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Clerk and Recorder

By: Deputy

Date certified SEPTEMBER 24, 2002