

FEE \$ 10.00 <sup>2</sup>
TCP \$ 500.00
SIF \$ 292.00

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

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



Your Bridge to a Better Community

Building Address 2824 Arcade Ct  
 Parcel No. 2943-063-45-009  
 Subdivision Village Park  
 Filing 2 Block 1 Lot 9

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed 2123 14  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Sonshine II  
 Address 2350 G ROAD  
 City / State / Zip GJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sonshine II  
 Address 2350 G ROAD  
 City / State / Zip GJ 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>32'</u>	Special Conditions <u>Eng foundation required</u>
Voting District <u>D</u> Driveway Location Approval <u>lll</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 3/15/04  
 Department Approval [Signature] Date 4/22/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17180</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/22/04</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)

2824 Meade

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

51'-1 1/2"

19'-5 1/2"

15'-0"

24'-7"

15'-0 1/2"

14' EASEMENT

19'-5 1/2"

33'-10 1/2"

62'-4"

35'-8"

34'-7"

5'-0"

8'-1 1/2"

61'-1"

17'-5 1/2"

5'-0"

5'-1"

14' EASEMENT

21'-1 1/2"

20'-7 1/2"

OK  
4/7/04

4-22-04 *Shelley LeLew*  
 ACCEPTED 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.

BLOCK 1  
 LOT 9  
 5226 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 10'

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

NOTE:  
 DIMENSIONS PULLED TO BRICK LEDGE  
 VERIFY WITH FLOORPLAN

DRIVEWAY

THE MESA

MEADE COURT