

FEE \$	10.00
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

BLDG ADDRESS 2805 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 2123.19

TAX SCHEDULE NO. 2943-063-45-027 SQ. FT. OF EXISTING BLDGS _____

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

FILING 2 BLK 1 LOT 27 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Sonshine II NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2350 G Road USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single family

(2) APPLICANT Sonshine II TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2350 G Road

(2) TELEPHONE 255-8853

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' House 20' Garage from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Maximum Height 32' Special Conditions Eng foundation required

CENSUS D 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 3/15/04

Department Approval NA [Signature] Date 4/22/04

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No <u>17187</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/22/04</u>	

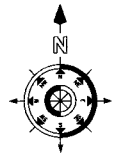
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS TO CONSTRUCTION.
 TITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 FACE OF STUD UNLESS OTHER WISE NOTED.
 -1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
 ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

28 1/4 Rd

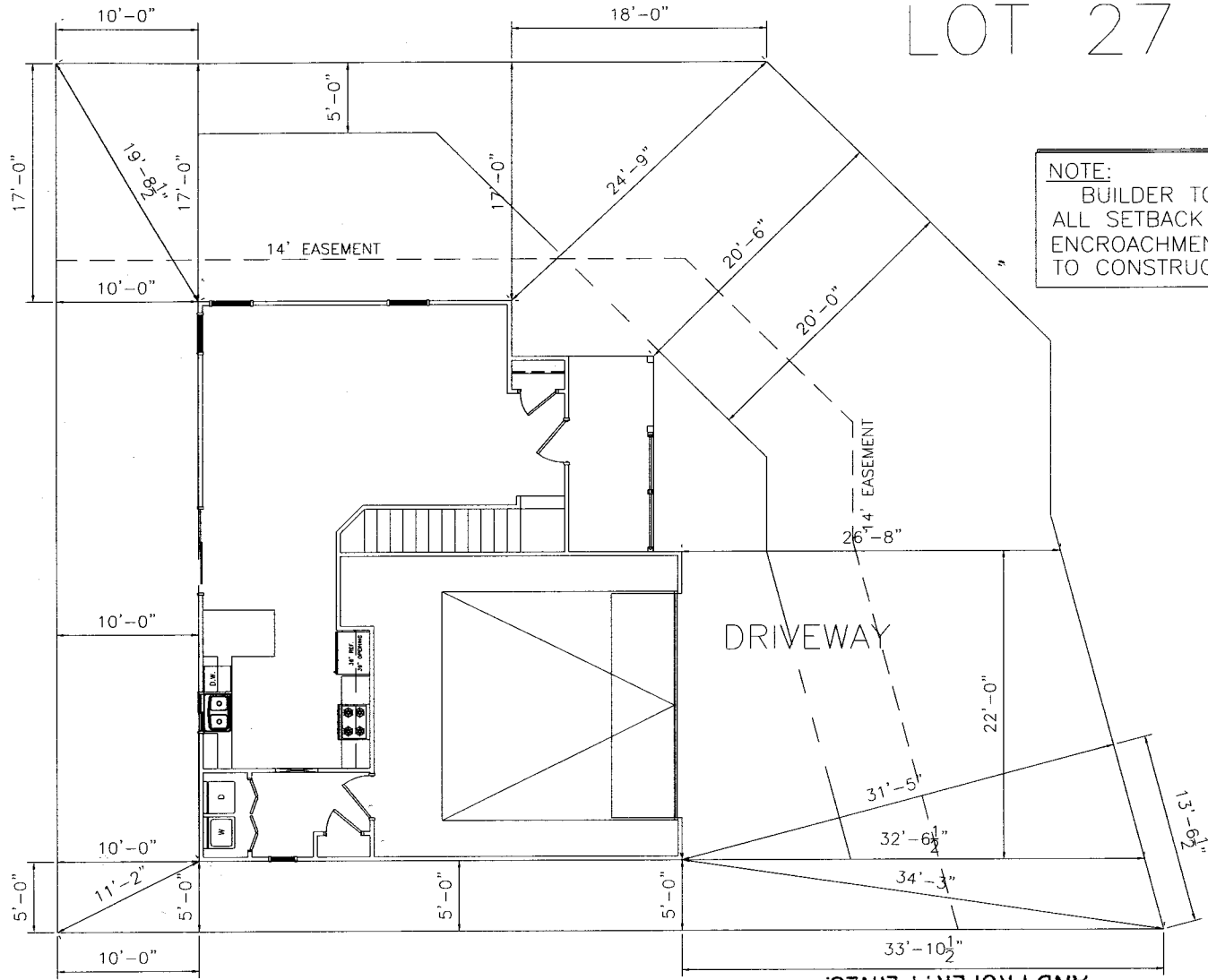
BLOCK 1
 LOT 27



REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

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
 AND PROPERTY LINES.
 LOCATE AND IDENTIFY EASEMENTS
 RESPONSIBILITY TO PROPERTY
 DEPT. IT IS THE APPLICANTS
 APPROVED BY THE CITY PLANNING
 ANY CHANGE OF SETBACKS MUST BE
 ACCEPTED

all
 in
 5/13/03
 hpl

~~MEADE COURT~~
 Village Park

2805 Village Park

VILLAGE PARK
 THE MESA

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	27
BLOCK NUMBER	1
STREET ADDRESS	2805 VILLAGE PARK DRIVE
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	4255 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

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

10'-0" = 1/4" = 1'-0"

THE MESA

4-22-04
 Accepted
 Gary Lee DeLeon