

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 2807 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1872⁺

TAX SCHEDULE NO. 2943-DL3-45-025 SQ. FT. OF EXISTING BLDGS _____

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

FILING 2 BLK 1 LOT 25 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Sunshine II NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2350 G. Rd USE OF EXISTING BUILDINGS _____

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

(2) APPLICANT Sunshine 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 garage from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Engineered Foundation Required

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 3-16-04

Department Approval H.C. Jays Hall Date 4/22/04

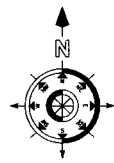
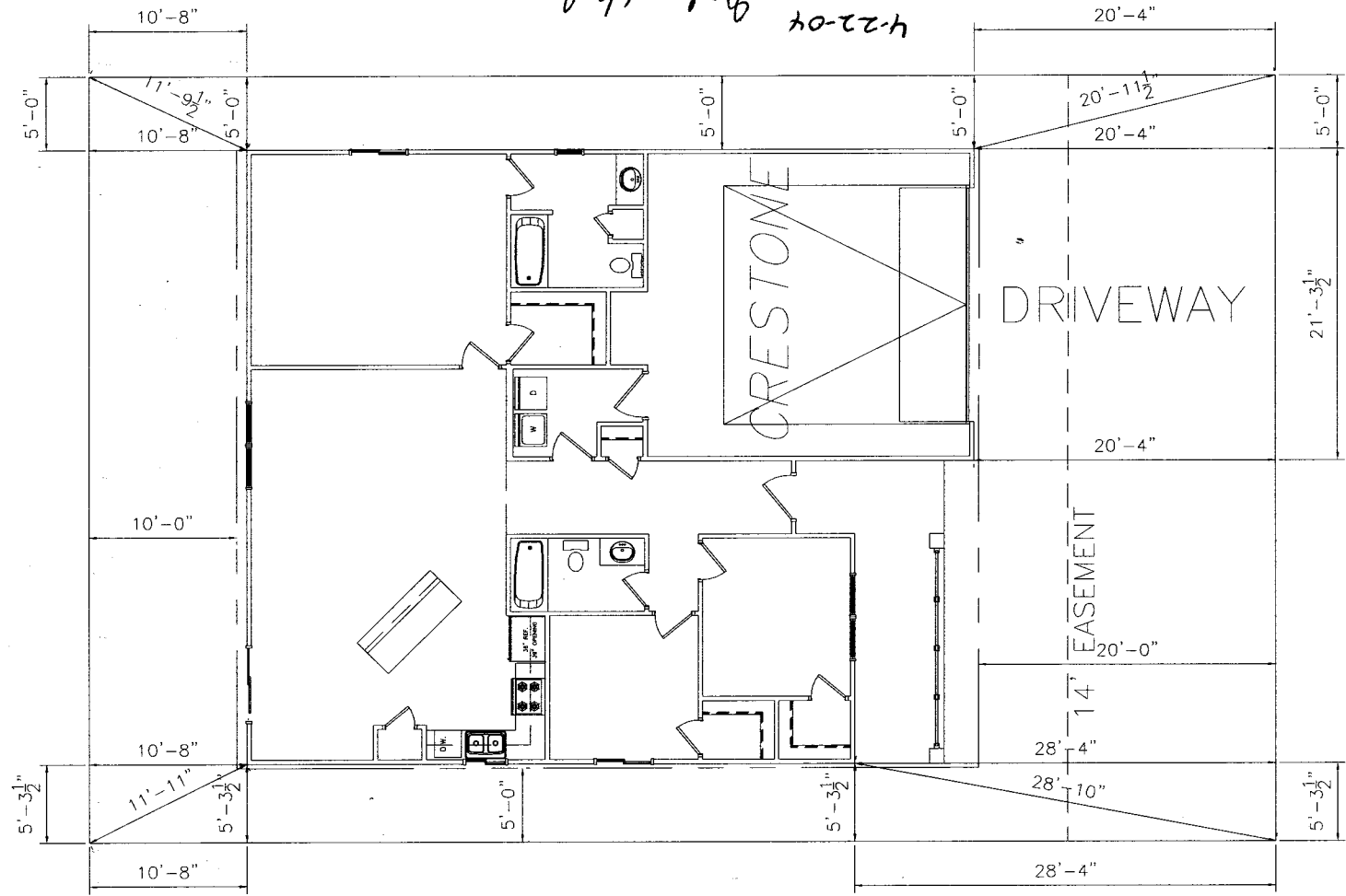
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>7179</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/22/04</u>

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)

NOTE:
 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 EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

ACCEPTED *Shayne Williams*
 4-22-04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



oh
uw
 3/30/04

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

2807 Village Park

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	25
BLOCK NUMBER	1
STREET ADDRESS	?
COUNTY	MESA
HOUSE SQ. FT.	1394 SF
LOT SIZE	4312 SF
	FRONT 20'
SETBACKS USED	SIDES 5'
	REAR 10'

SCALE: 1/4" = 1'-0"

NOTE:
 DIMENSION LINES MAY NOT BE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.