

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

Building Address 2809 Village Park  
 Parcel No. 2943-063-45-023  
 Subdivision Village Park  
 Filing 2 Block 1 Lot 23

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 1872  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Sonshine II  
 Address 2350 G Road  
 City / State / Zip G.I. Co. 8505

**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 G.I. Co 8505  
 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>10'</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>W</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).

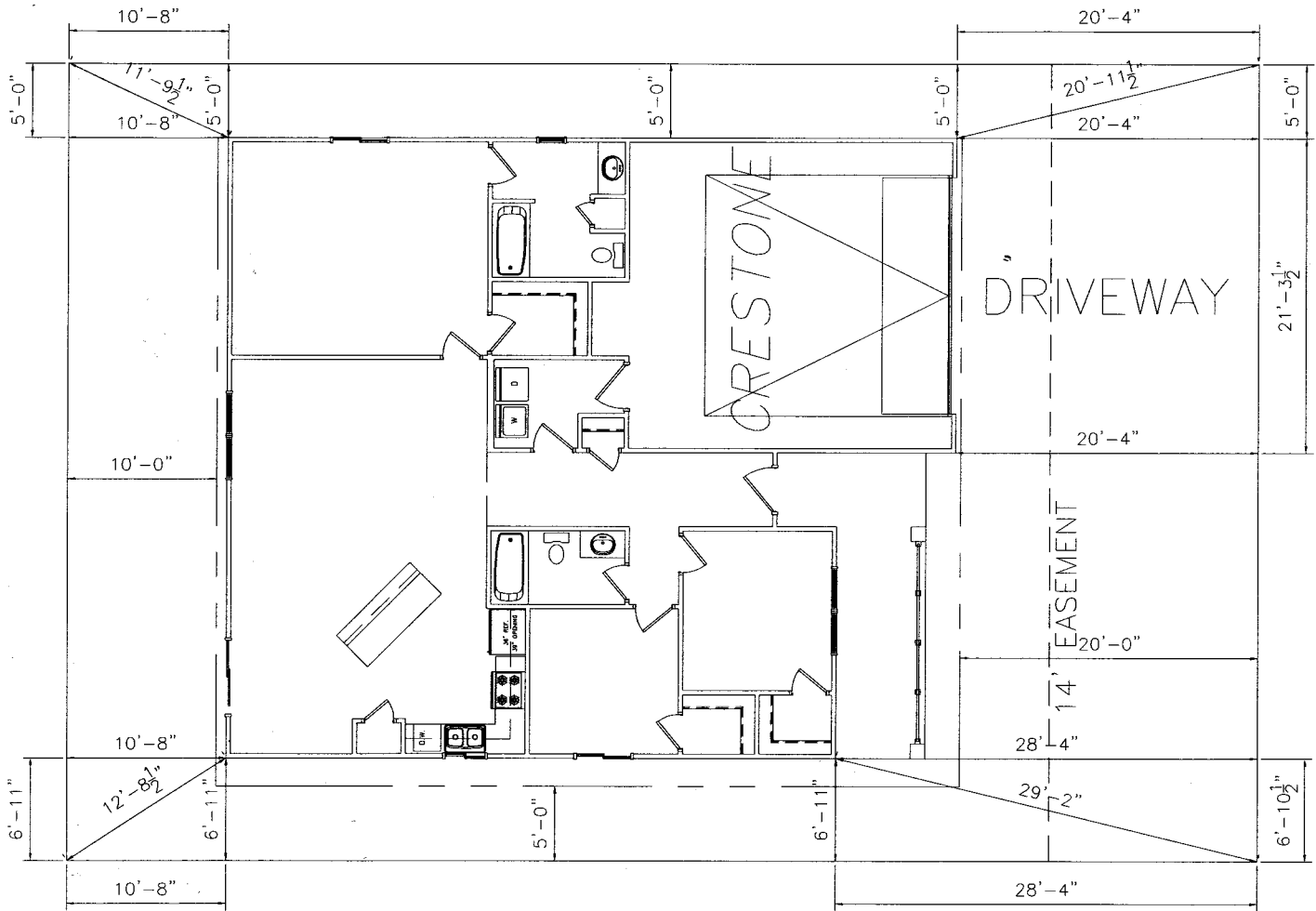
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-16-04  
 Department Approval NAC Jane Hale Date 4/28/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17203</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/28/04</u>

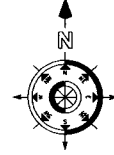
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.



VILLAGE PARK DRIVE

*3/25/04*  
*Clark Hall 428104*



**ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.**

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

2804 Village Park

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	23
BLOCK NUMBER	1
STREET ADDRESS	?
COUNTY	MESA
HOUSE SQ. FT.	1384 SF
LOT SIZE	4312 SF
SETBACKS USED	FRONT 20'
	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.