

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 2811 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1901 #
 TAX SCHEDULE NO. 2943-06.3-45-024 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1901
 FILING 2 BLK 1 LOT 21 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Sonshine II NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2350 G Road USE OF EXISTING BUILDINGS Single Family
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE SF Home
 (2) APPLICANT Sonshine II TYPE OF HOME PROPOSED:
 (2) ADDRESS 2350 G ROAD Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 255-8452 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 Permanent Foundation Required: YES NO _____
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 0 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 J.H. C. Fair Hall Date 4/22/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>1784</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)

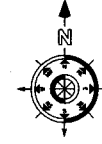
- NOTICE:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
 - WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
 - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

BLOCK 1
 LOT 21

4-22-04
 ACCEPTED
Paulson Henderson
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

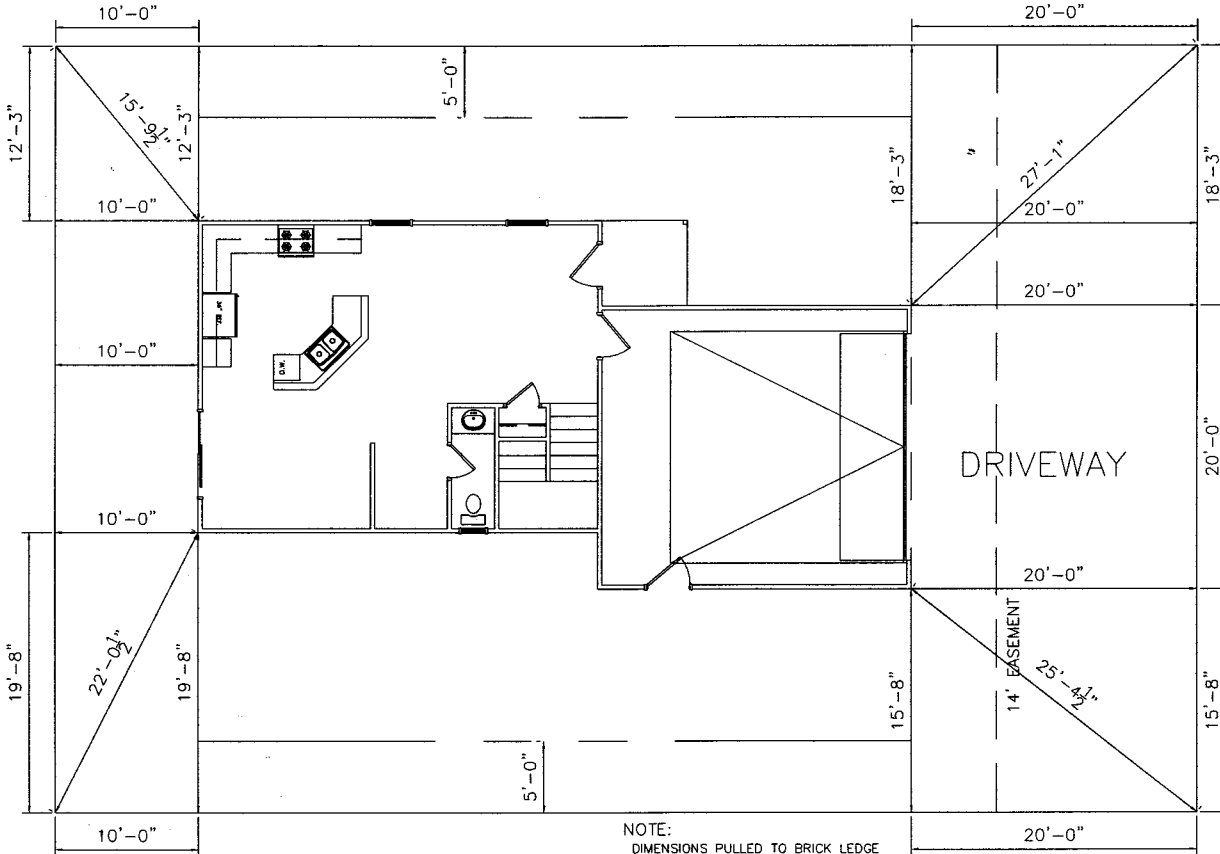
SETBACKS:
 FRONT SB TO GARAGE 20' (15' TO HOUSE)
 SIDE SB 5'
 REAR SB BY GRAND VIEW 25'
 REAR SB BY DAWN 20'
 REAR SB BY VILLAGE PARK 10'



REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AutoDRAFT
 CONSULTING ARCHITECTS
 GRAND JUNCTION, CO (970) 241-6782

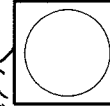
*all
 w/w
 3/30/04*



NOTE:
 DIMENSIONS PULLED TO BRICK LEDGE
 VERIFY WITH FLOORPLAN

MEADE COURT

281 Village Park



VILLAGE PARK
 THE TETON

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	21
BLOCK NUMBER	1
STREET ADDRESS	2811 VILLAGE PARK DRIVE
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	4312 SF
FRONT SB	20'
SIDES SB	5'
REAR SB	10'

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

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

THE TETON

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