

FEE \$	10.00
TCP \$	1,500
SIF \$	292.00

NO charge

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

fees were pd on 4/5/04 PC was issued for 2815 made of Justice

BLDG ADDRESS 2815 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 2026 #

TAX SCHEDULE NO. 2943-063-45-019 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 2026 #

FILING 2 BLK 1 LOT 19 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 _____

(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 _____

SETBACKS: Front 20' Garage 15' House from property line (PL) Permanent Foundation Required: YES 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 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

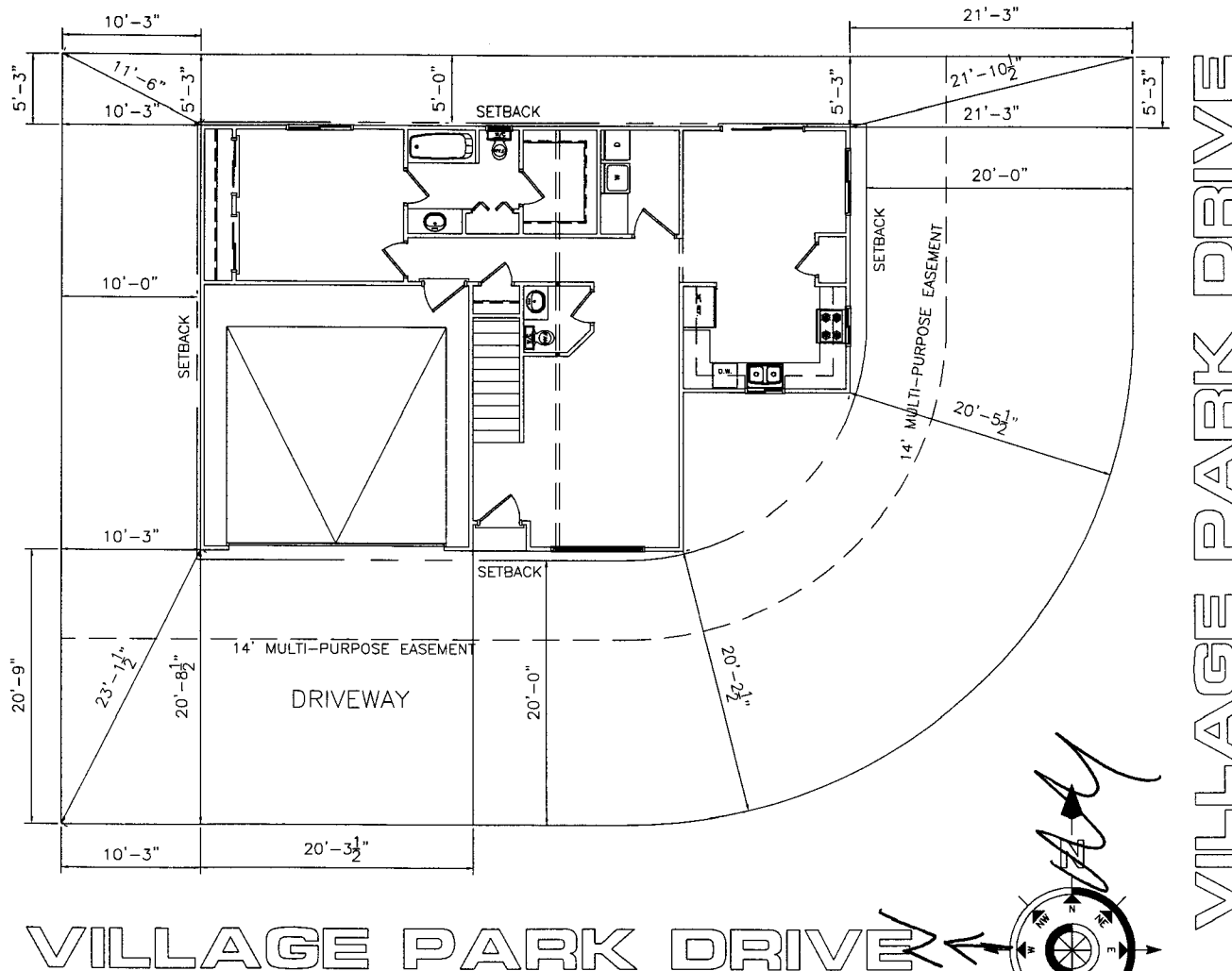
Department Approval NA Gayleen Henderson Date 10-12-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16887</u>
Utility Accounting <u>[Signature]</u>		Date	<u>10-12-04</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)

IS THE REAR OF THE LOT STILL GOING TO BE THE REAR OF THE LOT?



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

NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	19
BLOCK NUMBER	1
STREET ADDRESS	2813 VILLAGE PARK DRIVE
COUNTY	MESA
LIVING SQ. FT.	1757 SF
LOT SIZE	4328 SF.
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

VILLAGE PARK DRIVE

VILLAGE PARK DRIVE

10-12-04
ACCEPTED *Daylen Henderson*
ANY CHANGE 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.

~~SCALE: 1/8" = 1'-0"~~

N/A

Orville Davis
10-6-04

FEE \$	70.00
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 2815 Meade Ct
 Parcel No. 2943-063-45-014
 Subdivision Village Park
 Filing 2 Block 1 Lot 14

No. of Existing Bldgs _____ Proposed 1807 #
 Sq. Ft. of Existing Bldgs _____ Proposed 1
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1807 #

OWNER INFORMATION:

Name Sunshine 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 Sunshine 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>15'</u> ^{house} <u>20'</u> ^{garage} from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____
Voting District <u>D</u>	Driveway Location Approval <u>WR</u> (Engineer's Initials)

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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 4/5/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17136</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/5/04</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)