

FEE \$ 10.00
TCP \$ 7000 1,500.
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 2815 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1474
 TAX SCHEDULE NO. 2943-063-43-010 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1474
 FILING 1 BLK 4 LOT 10 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Sonshin 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 Sonshin II TYPE OF HOME PROPOSED:
 (2) ADDRESS 2350 G ROAD Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 255-8853 _____ 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 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 15' from PL Parking Req'mt 2
 Maximum Height 28' Special Conditions Engineered 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).

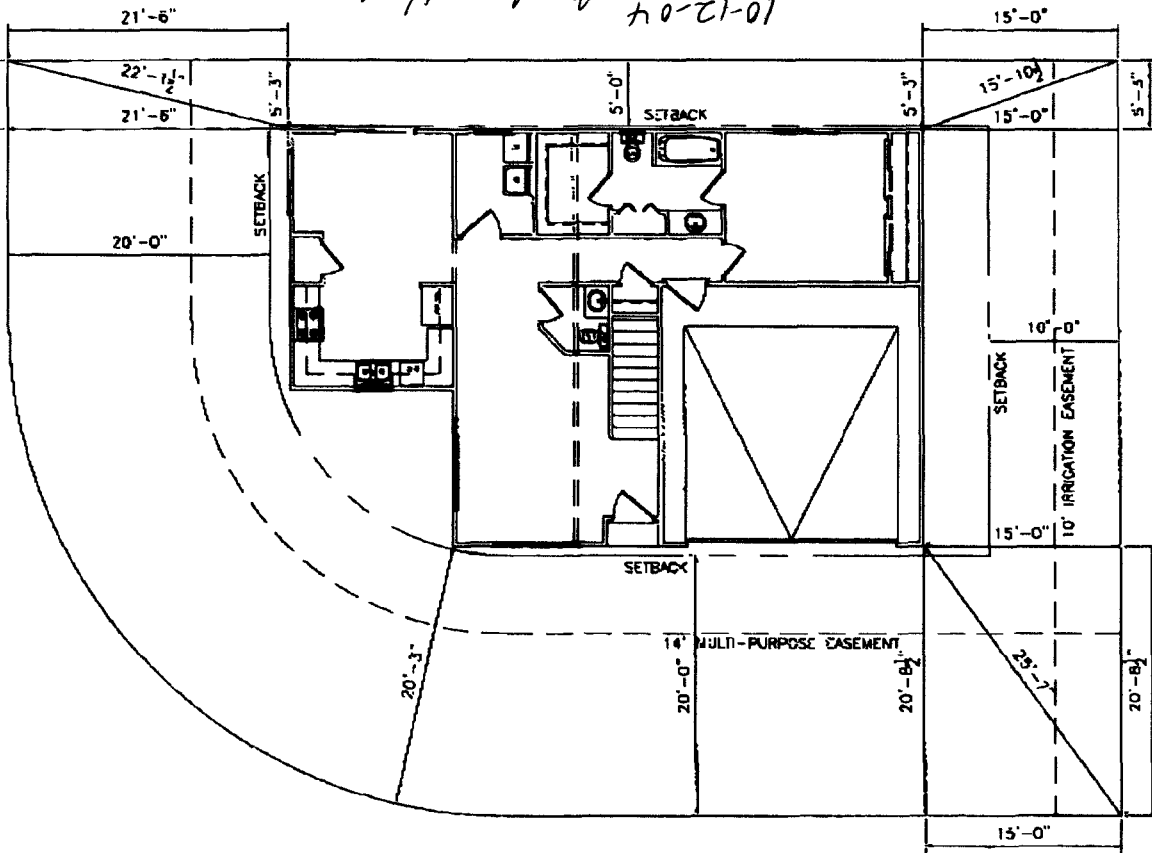
Applicant Signature [Signature] Date 8/28/04
 Department Approval NA Gayleen Henderson Date 10-12-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17658</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)

VILLAGE PARK DRIVE

ACCEPTED
 10-12-04
Gayle Henderson
 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.



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	
SUBMISSION NAME	VILLAGE PARK
LOT NUMBER	10
BLOCK NUMBER	4
STREET ADDRESS	2815 VILLAGE PARK
COUNTY	MESA
LMNG SQ. FT.	1734 SF
LOT SIZE	4618 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

Drive Stay
W
 9/29/16

VILLAGE PARK DRIVE

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