

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 2817 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 2180 #

TAX SCHEDULE NO. 2943-063-43-008 SQ. FT. OF EXISTING BLDGS _____

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

FILING 1 BLK 4 LOT 8 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 _____

(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 Dan

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

Side 5' from PL, Rear 15' from PL

Permanent Foundation Required: YES NO _____

Maximum Height 32' Parking Req'mt 2

Special Conditions Approval from Lic Eng.

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 3/26/04

Department Approval NA [Signature] Date 4-20-04

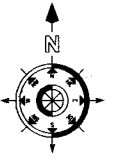
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17173</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-20-04</u>		

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 OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE 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.

BLOCK 4 LOT 8



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'

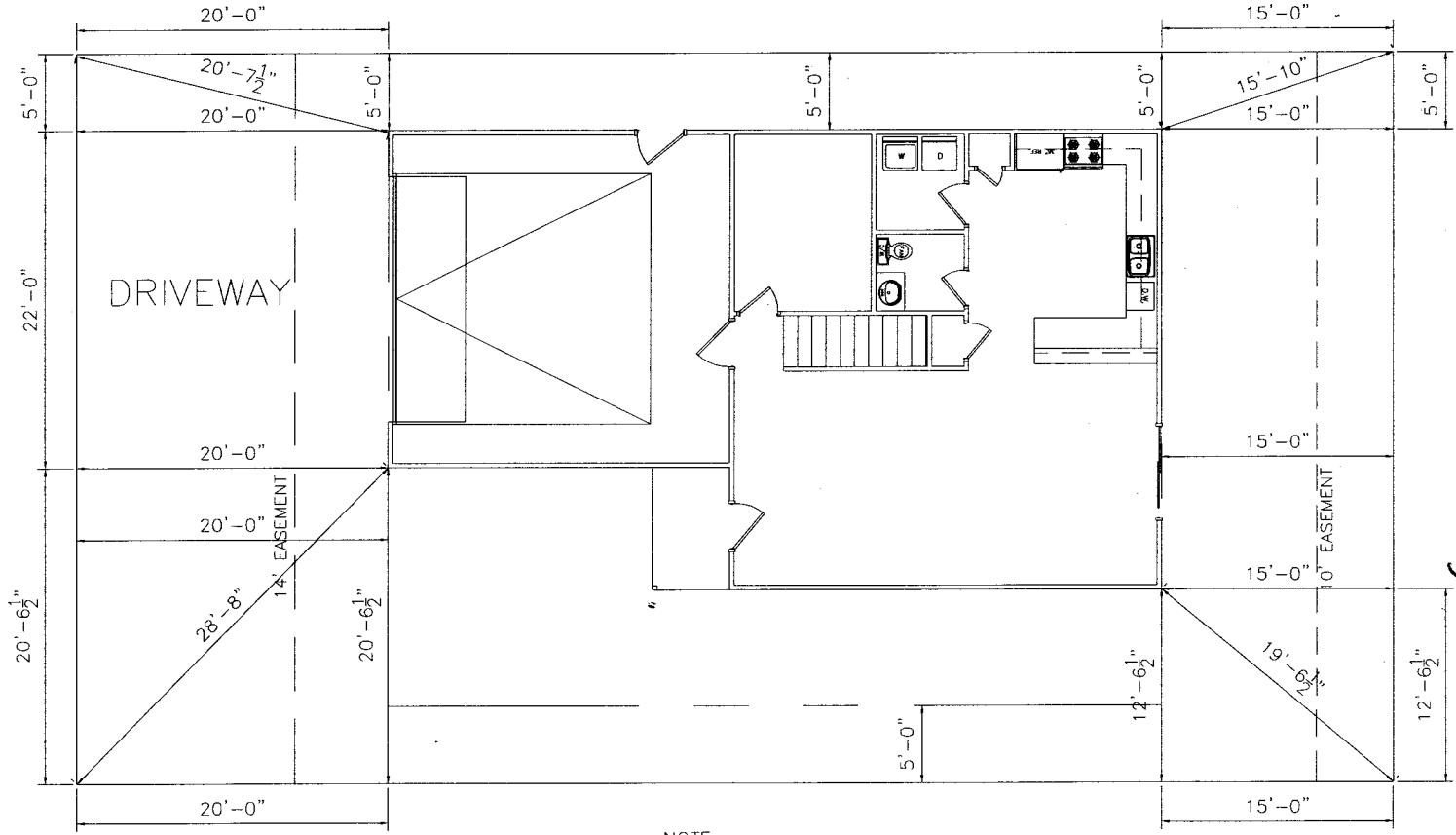
NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

4-20-04
 ACCEPTED
 ANY CHANGE IN SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE PROPRIETORS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2817 Village Park

VILLAGE PARK DRIVE

on
 3/20/04



THE LAFAYETTE

NOTE:
 DIMENSIONS PULLED TO BRICK LEDGE
 VERIFY WITH FLOORPLAN

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	8
BLOCK NUMBER	4
STREET ADDRESS	2817 VILLAGE PARK DRIVE
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	4042 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 15'

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

3/29/04