

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 2419 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 2180 #

TAX SCHEDULE NO. 2413-063-43-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 1 BLK 4 LOT 7 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

**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 X NO \_\_\_\_\_

Side 5' from PL, Rear 15' 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 [Signature] Date 4-22-04

Additional water and/or sewer tap fee(s) are required:	YES <u>[initials]</u>	NO	W/O No. <u>17K2</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/02/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

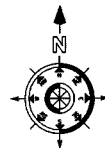
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 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.

# BLOCK 4 LOT 6

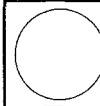
**NOTE:**  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

**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	

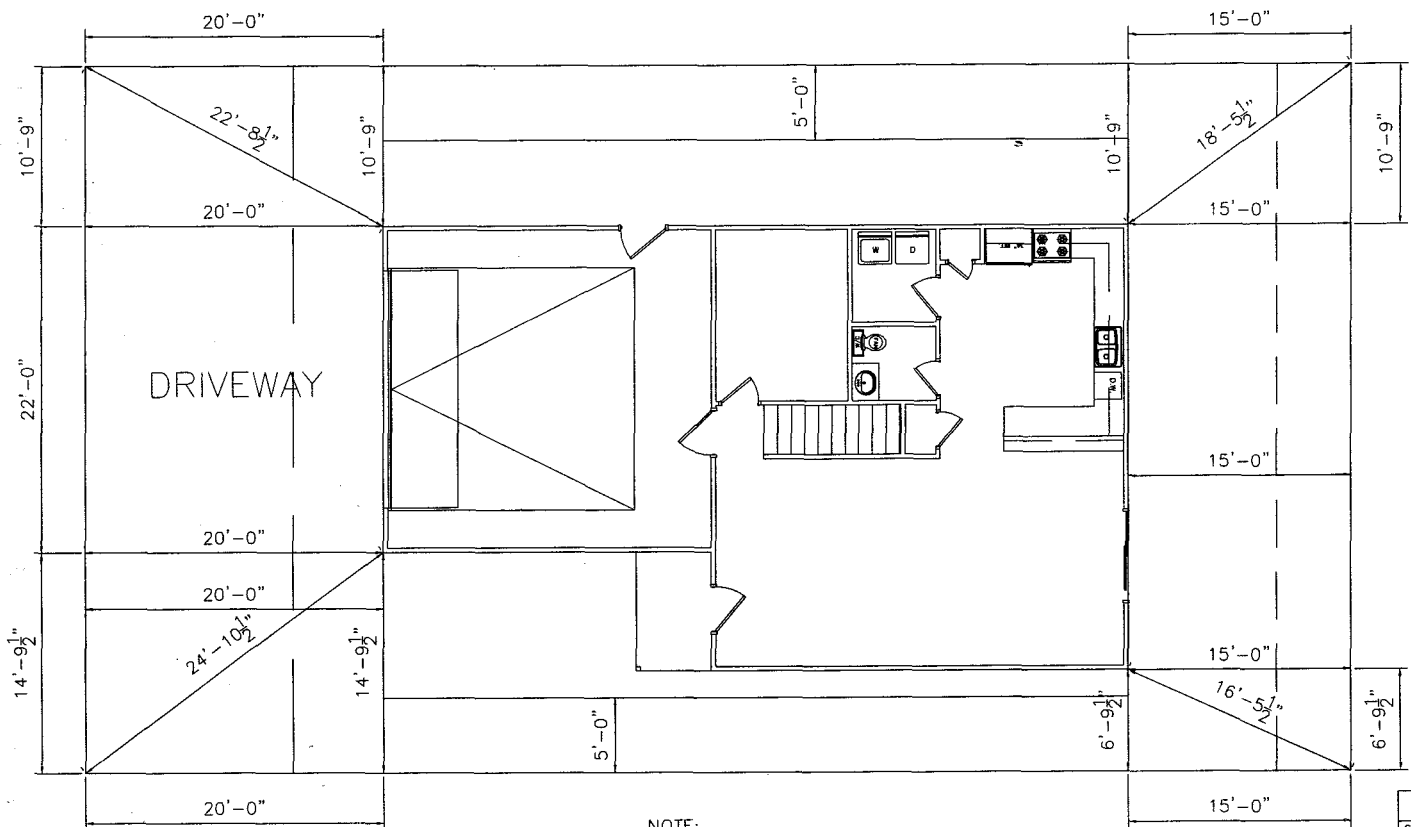
**AutoDRAFT**  
 COMPUTER AIDED DRAFTING  
 1000 N. GAVELIN AVENUE  
 MESA, ARIZONA 85205  
 (602) 962-1000



VILLAGE PARK  
 THE LAFAYETTE

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

VILLAGE PARK DRIVE



*om*  
*uw*  
*3/30/04*

**NOTE:**  
 DIMENSIONS PULLED TO BRICK LEDGE  
 VERIFY WITH FLOORPLAN

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	6
BLOCK NUMBER	4
STREET ADDRESS	2819 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.

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

4-22-04  
*Angela Henderson*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE PLANNERS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

2819 Village Park