

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Building Address 2821 Village Park
 Parcel No. 2943-063-43-004
 Subdivision Village Park
 Filing 1 Block 4 Lot 4

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 2180 #
 Sq. Ft. of Lot / Parcel 4042
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sonshine II
 Address 2350 G. Road
 City / State / Zip Granby, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Sonshine II
 Address 2350 G Road
 City / State / Zip G.J. CO 81505
 Telephone 255-8253

***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 PD Maximum coverage of lot by structures 50%

SETBACKS: Front 15' House 20' Garage from property line (PL) Permanent Foundation Required: YES X NO _____

Side 5' from PL Rear 15' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions Eng foundation required

Voting District D Driveway Location Approval _____
 (Engineer's Initials)

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 3-11-04
 Department Approval NA [Signature] Date 4-22-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>11186</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/22/04</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)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DIMENSIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BINDER AND OR -LIVE DIMENSIONALITY OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. WALLS ARE DRAWN AS 1/2" THICK FOR 24" WALLS AND 3/4" FOR 24" WALLS.
 5. THIS PLAN IS NOT TO BE CONSIDERED AS A CONTRACT. SEE SEPARATE DRAWINGS BY ARCHITECT FOR EXISTING DATA.

2821 Village Park

BLOCK 4
LOT 4

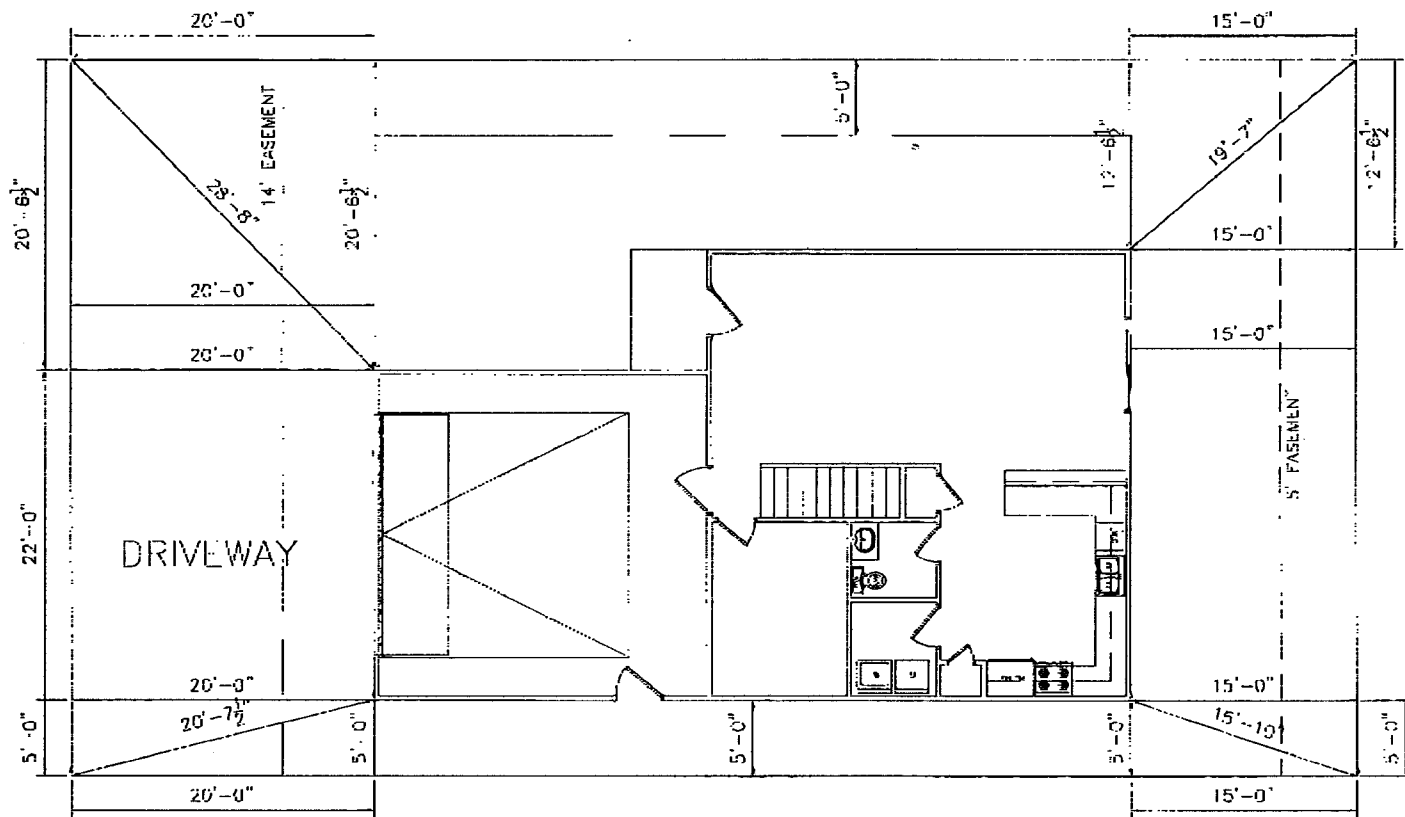


Handwritten note:
5/12/04
over

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

SEE BACKS.
FRONT SB TO GARAGE 20' (15' TO HOUSE);
SIDE SB 5'
REAR SB BY GRAND W/EN 25'
REAR SB BY DANA 20'
WEAR SB BY VILLAGE PARK 10'

VILLAGE PARK DRIVE



5-12-04
ACCEPTED *Dayle Hebert*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE RESPONSIBLE
RESIDENT'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

NOTE:
DIMENSIONS PULLED TO BRICK EDGE
VERIFY WITH FLOOR PLAN

SITE PLAN INFORMATION	
OWNER NAME	VILLAGE PARK
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	2821 VILLAGE PARK DRIVE
COUNTY	WENATA
HOUSE NO.	2821
LOT SIZE	ACRES 0.2
SETBACKS USED	FRONT 20' SIDE 5' REAR 15'

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

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

THE LAFAYETTE