

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 2805 1/2 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1875~~ 2179 #  
 TAX SCHEDULE NO. 2943-063-45-026 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1875~~ 2179 #  
 FILING 2 BLK 1 LOT 26 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER Sonshine II USE OF EXISTING BUILDINGS ~~Site B~~  
 (1) ADDRESS 2350 G ROAD DESCRIPTION OF WORK & INTENDED USE Single Family  
 (1) TELEPHONE 255-8853 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Sonshine II  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 2350 G ROAD \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 255-8853 \_\_\_\_\_ 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 15' House 20' Garage 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 3/2/04  
 Department Approval NA C. Faye Hall Date 4/22/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17181</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/22/04</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)

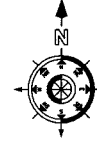
- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
  4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

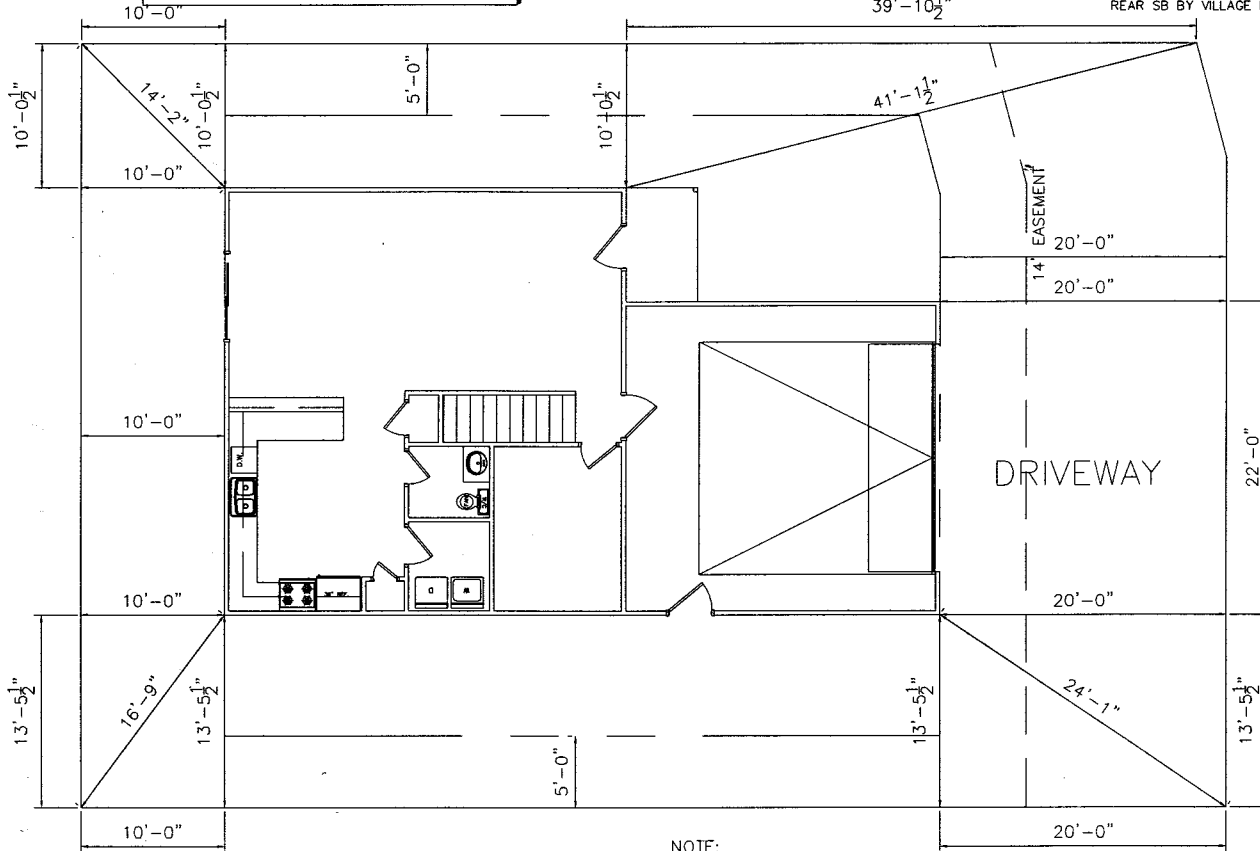
# BLOCK 1 LOT 26

4-22-04  
ACCEPTED  
*Angela K. Russo*  
APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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'



*on*  
*W*  
3/30/04



*WEAVER COURT  
Village Park*

*2805 1/2 Village Park*

VILLAGE PARK  
THE LAFAYETTE

NOTE:  
DIMENSIONS PULLED TO BRICK LEDGE  
VERIFY WITH FLOORPLAN

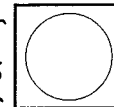
THE LAFAYETTE

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

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

REVISIONS	
1	
2	
3	
4	
5	
6	
7	

**AUTODRAFT**  
COMPUTER AIDED DRAFTING  
GRAND JUNCTION, CO (970) 241-9732



VILLAGE PARK  
THE LAFAYETTE

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

SITE PLAN INFORMATION	
SUBMISSION NAME	VILLAGE PARK
LOT NUMBER	26
BLOCK NUMBER	1
STREET ADDRESS	2805-1/2 VLLAGE PARK DRIVE
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	4271 SF
FRONT SB	20'
SIDES SB	5'
REAR SB	10'