

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 2807 1/2 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1807
 TAX SCHEDULE NO. 2943-063-45-024 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1807
 FILING 2 BLK 1 LOT 24 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Somshu II NO. OF BUILDINGS ON PARCEL
 Before: 0 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 Somshu 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 15 ^{house} 20 ^{garage} from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions _____
 Maximum Height 32' CENSUS D TRAFFIC _____ ANNEX# _____

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).

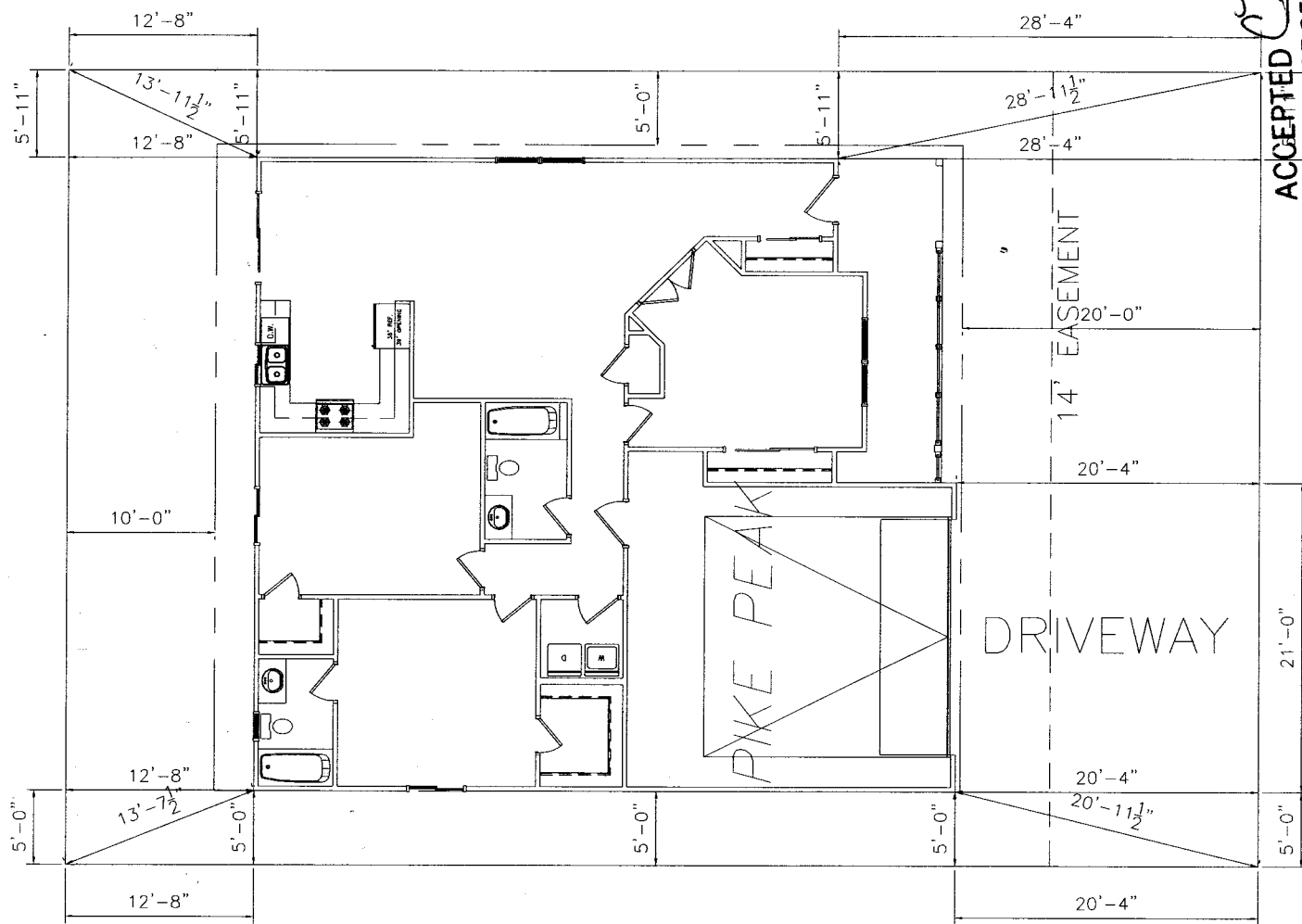
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/16/04
 Department Approval J.H.C. Jare Hall Date 4/28/04

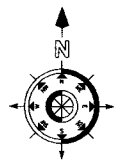
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>7204</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/28/04</u>

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 EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 FOR ENGINEERING DATA.



Harbo
John Hall
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



on
W
2/20/04

BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

2807 1/2 Village Park

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	24
BLOCK NUMBER	1
STREET ADDRESS	?
COUNTY	MESA
HOUSE SQ. FT.	1400 SF
LOT SIZE	4312 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

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

NOTE:
 DIMENSION LINES MAY NOT BE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.