

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 2809 1/2 Village Park
 Parcel No. 2943-003-45-022
 Subdivision Village Park
 Filing 2 Block 1 Lot 22

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 2180
 Sq. Ft. of Lot / Parcel 4312
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sonshin II
 Address 2350 G. Road
 City / State / Zip G.J. CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sonshin II
 Address 2350 G Road
 City / State / Zip G.J. CO 81505
 Telephone 255 8853

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- 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 <u>PD</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>15' House</u> <u>20' Garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation required</u>
Voting District <u>D</u> 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 3-16-04
 Department Approval NA C. Jane Hall 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>7183</u>
Utility Accounting <u>D Overholt</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)

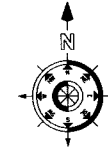
THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS DIMENSIONS PRIOR TO CONSTRUCTION OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. 5 ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS. PLAN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

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

BLOCK 1
LOT 22

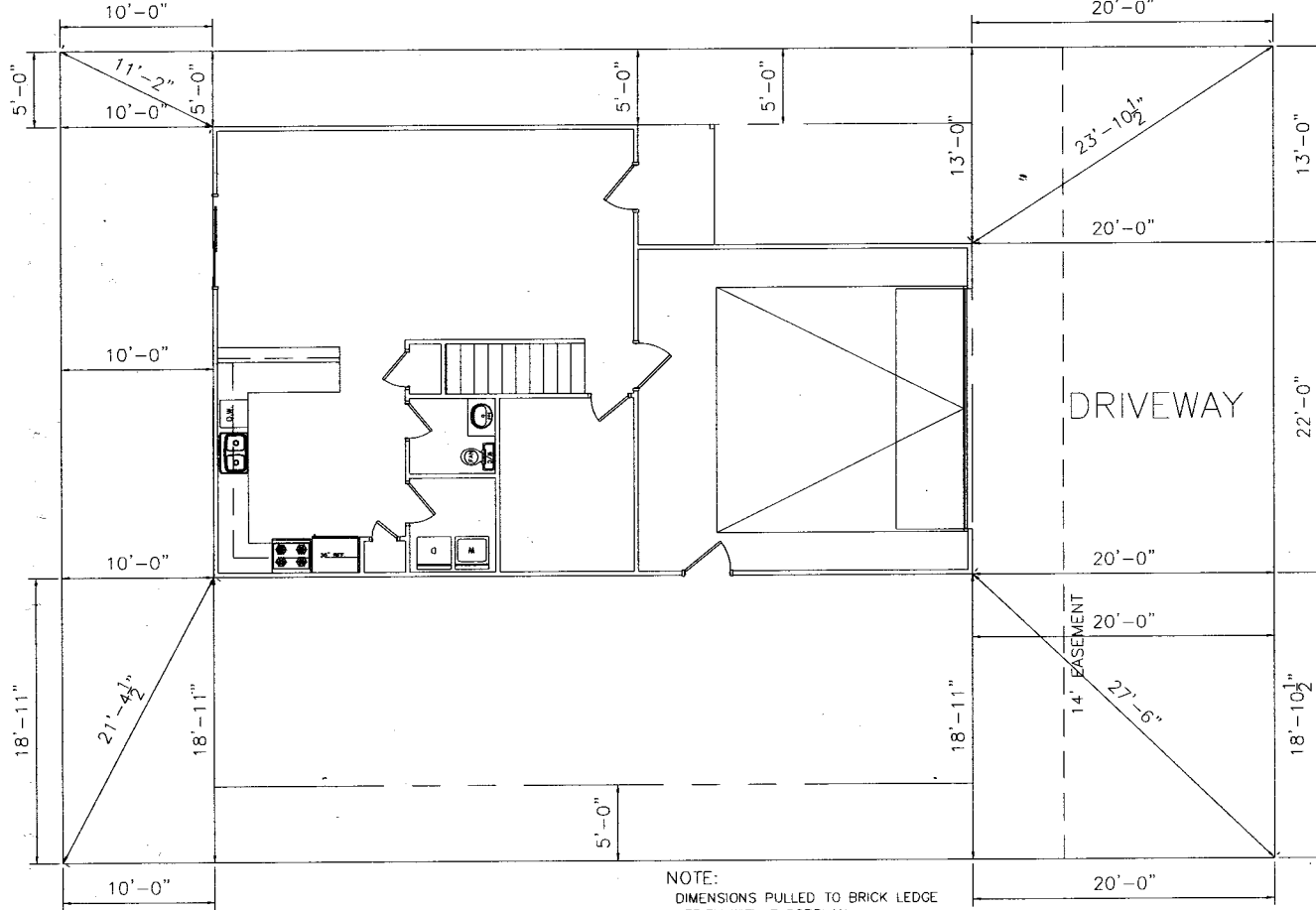
ACCEPTED *Jefferson/Dobson* 4-22-04
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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'



REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AUTODRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

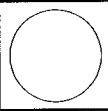


NOTE:
DIMENSIONS PULLED TO BRICK LEDGE
VERIFY WITH FLOORPLAN

MEADE COURT
Village Park

on
3/30/04

2809 1/2 Village Park



VILLAGE PARK
THE LAFAYETTE

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	22
BLOCK NUMBER	1
STREET ADDRESS	2809-1/2 VILLAGE PARK DRIVE
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	4312 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

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"

THE LAFAYETTE

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