

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2812 1/2 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2743-063-44-012 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1766

FILING 1 BLK 5 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Sonshine 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 Fam

(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' 20' ^{1 hour garage} from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 0 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 3-16-04

Department Approval [Signature] Date 4/5/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17137</u>
Utility Accounting <u>[Signature]</u>		Date <u>4/5/04</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)

2812 1/2 VILLAGE PARK

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.

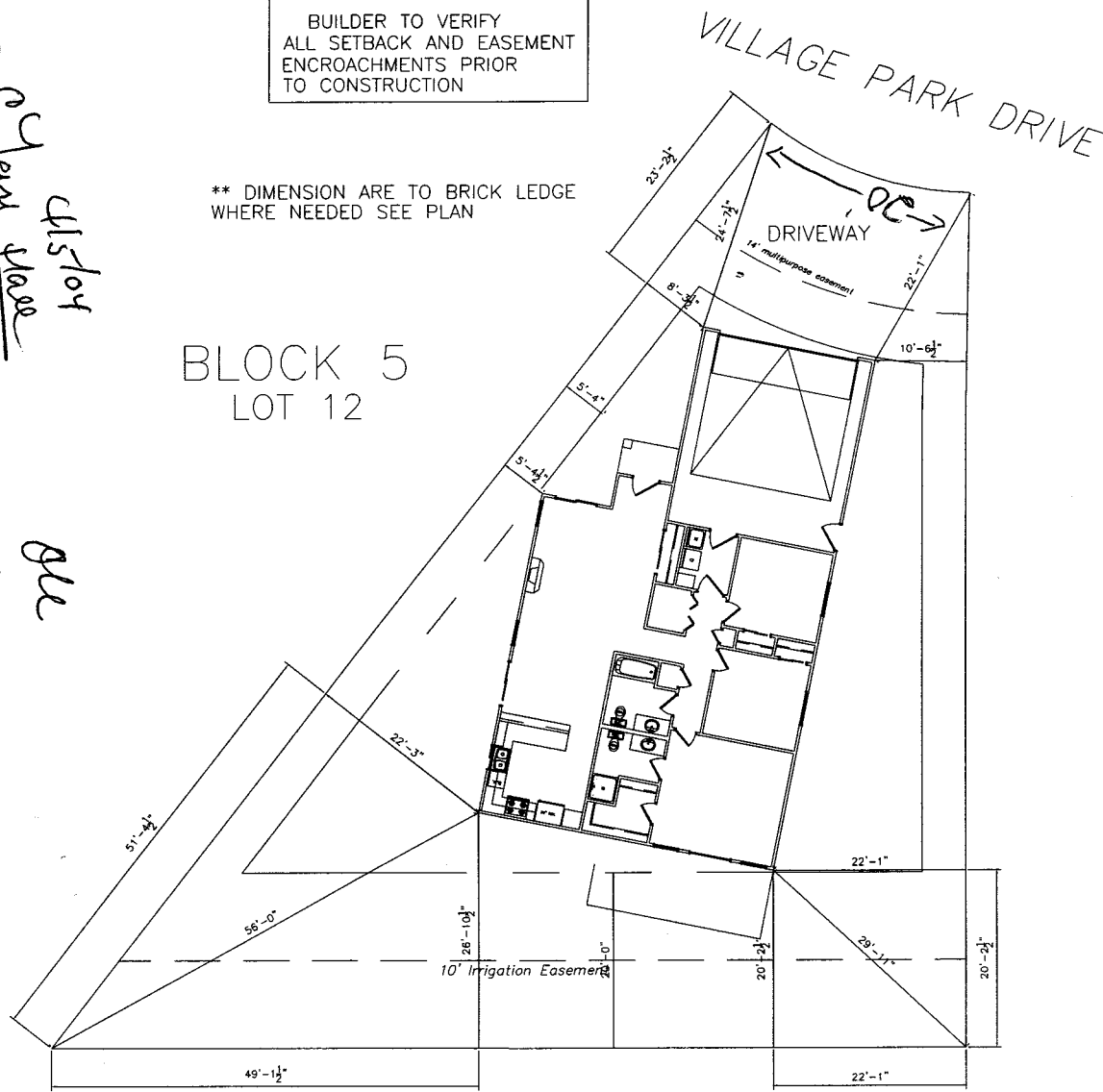
at least 1000
4/15/04

BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

** DIMENSION ARE TO BRICK LEDGE
 WHERE NEEDED SEE PLAN

BLOCK 5
 LOT 12

all
4/15/04



6650 sf

SITE PLAN INFORMATION	
SUBMISSION NAME	VILLAGE PARK
LOT NUMBER	12
BLOCK NUMBER	5
STREET ADDRESS	2812-1/2 VILLAGE PARK DRIVE
COUNTY	WASH
HOUSE SQ. FT.	7
LOT SIZE	
DATE OF	
PROJECT BY	
SCALE BY	
DATE OF	

SCALE: 1/8" = 1'-0"

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

THE GARLETON