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|--------|--------|
| 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 2819 1/2 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 14106

TAX SCHEDULE NO. 2943-063-43-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 14106

FILING 1 BLK 4 LOT 5 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) OWNER Sonshine II NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) ADDRESS 2350 G ROAD USE OF EXISTING BUILDINGS Single

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family

(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' House 20' Garage from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Eng foundation required

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 3/15/04

Department Approval NA Bayler Henderson Date 4-22-04

|  |                       |      |                      |
|--|-----------------------|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>[initials]</u> | NO   | W/O No. <u>17111</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)

