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

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

BLDG ADDRESS Dille Villege Perk	SQ. FT. OF PROPOSED BLDGS/ADDITION 1406
TAX SCHEDULE NO. 2943 - 063 - 43-005	SQ. FT. OF EXISTING BLDGS
SUBDIVISION Village Park	TOTAL SQ. FT. OF EXISTING & PROPOSED 1400
FILING BLK LOT 5	NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: / this Construction
(1) ADDRESS <u>J350</u> <u>G R.40</u>	
(1) TELEPHONE <u>355-8853</u>	USE OF EXISTING BUILDINGS
(2) APPLICANT Sonshing I	DESCRIPTION OF WORK & INTENDED USE Single Funly
(2) ADDRESS 3350 6 ROAD	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD)
(2) TELEPHONE 355-4853	Other (please specify)
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.
SETBACKS: Front 15' House from property line (PL) or from center of ROW, whichever is greater Side 5' from PL, Rear 15' from P Maximum Height 32'	Maximum coverage of lot by structures
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).	
	the information is correct; I agree to comply with any and all codes, o the project. I understand that failure to comply shall result in legal o non-use of the building(s).
Applicant Signature Mul	Date 3/15/04
Department Approval NA Baylen Henders	Date 4-22-04
Additional water and/or sewer tap fee(s) are required: Utility Accounting	VES NO W/O No. The Date 4 600 04
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

INCE:
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.
USE OF THIS FUNC CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
ALL DIMENSIONS ARE TO TACE OF STUD MILESS OTHER WISE MOTED.
WALLS AND EDANN AS 3-1/2" THICK FOR 224 WALLS AND 5-1/2" FOR 236 WALLS
THIS PLAN HAS NOT BEEN ENCONDERED BY AUTODRAFT. SEE SEPARATE DRAWNOS BY OTHERS
FOR ENGINEERING DATA. 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' 20'-0" 15'-0" PARK DRIVE 5'-0" <3°, $17'-1\frac{1}{2}"$ 20'-0" 15'-0' DRIVEWAY 0 15'-0" VILLAGE PARK THE TETON 20'-0" 20'-0" 15'-0' 14'-5" -5-5'-0" SITE PLAN INFORMATION 15'-0" 20'-0" SUBDIVISION NAME VILLAGE PARK DIMENSIONS PULLED TO BRICK LEDGE LOT NUMBER VERIFY WITH FLOORPLAN NOTE: STREET ADDRESS 2819-1/2 VILLAGE PARK DRIVE COUNTY MESA BUILDER TO VERIFY AND PROPERTY LINES. HOUSE SQ. FT LOCATE AND IDENTIFY EASTMENTS 4042 SF LOT SIZE ALL SETBACK AND EASEMENT AUTODRAF FLE NUME CAD FILE DATE 9-16-03 RESPONSIBILITY TO PROPERLY SETBACKS USED SIDES 5' ENCROACHMENTS PRIOR DEPT. IT IS THE APPLICANTS

DEPT. IT IS THE APPLICANTS TO CONSTRUCTION DIMENSION LINES ARE PULLED FROM 'SCALE: 1/4" : 1'-0" EDGE OF BRICK LEDGE. IF NO BRICK LEDGE 1/4" = 1'-SHET EXISTS, DIMENSIONS WILL BE FROM EDGE SITE OF FOUNDATION. ACCEPTED Baylow Hardons