

FEE \$	10.00
TCP \$	1500.00
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 ~~2823 1/2~~ 2823 1/2 Village Park SQ. FT. OF PROPOSED BLDGS/ADDITION 1922 #

TAX SCHEDULE NO. 2943-063-43-001 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Village Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1922 #

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

(1) OWNER Sunshine II USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) ADDRESS 2350 G Road DESCRIPTION OF WORK & INTENDED USE Single Family

(1) TELEPHONE 255-8853 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) APPLICANT Sunshine II

(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' garages on Village Park Dr) from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

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

Maximum Height 32' Special Conditions Engineered Foundation Req'd  
"D" CENSUS \_\_\_\_\_ 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 9/30/04

Department Approval [Signature] Date 10-28-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17692</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/28/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

10-28-04

ACCEPTED Gayles Henderson

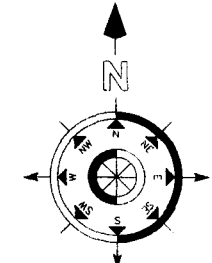
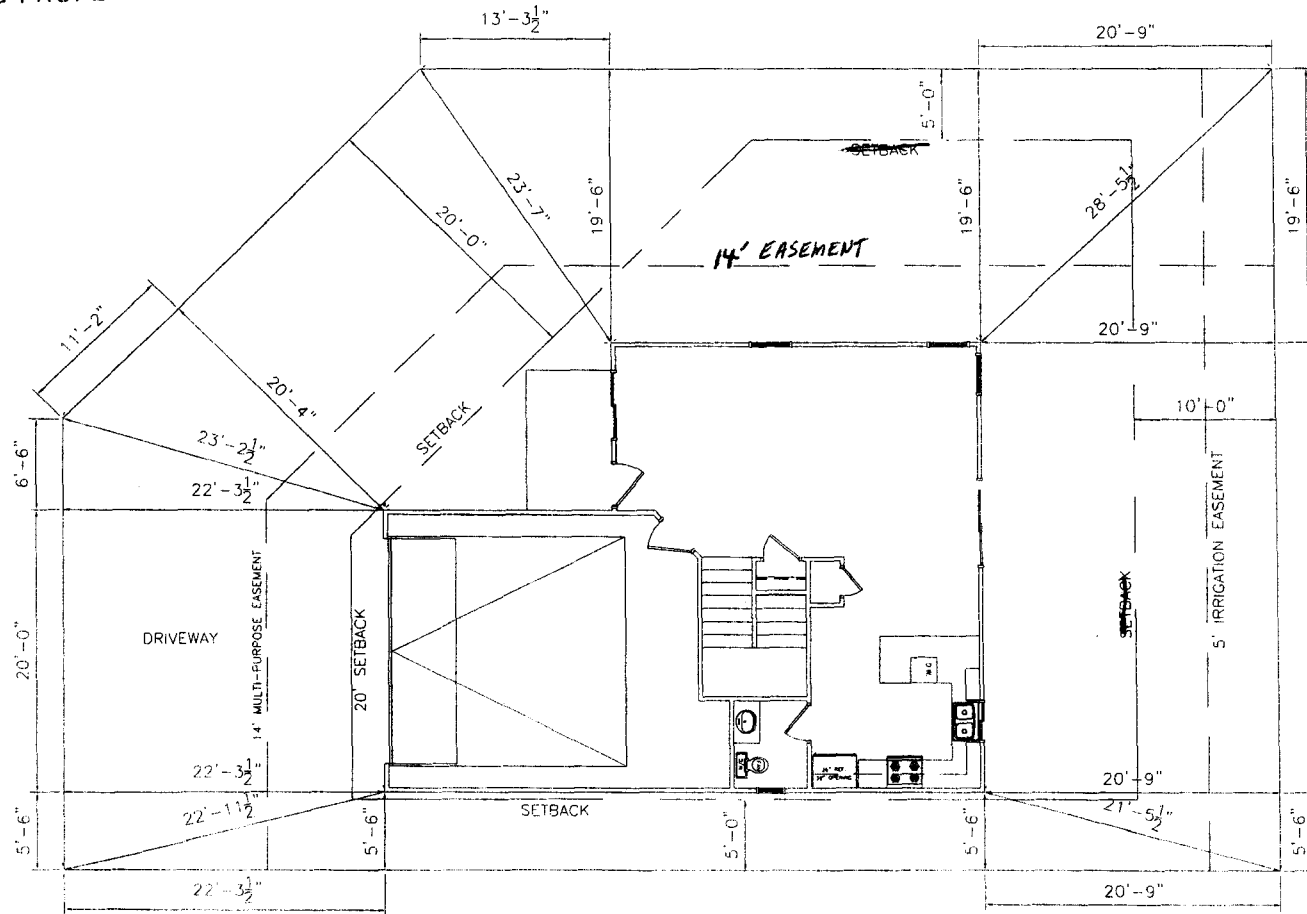
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*drive on*  
*10/27/04*

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

### 28-114 ROAD

VILLAGE PARK DRIVE



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

NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

~~2832 1/2~~ 2823 1/2  
~~2833 1/2~~ Village Park

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	VILLAGE PARK
LOT NUMBER	1
BLOCK NUMBER	4
STREET ADDRESS	? VILLAGE PARK DRIVE
COUNTY	MESA
HOUSE SQ. FT.	1474 SF
LOT SIZE	4534 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 20'