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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2819 Village Park DR No. of Existing Bldgs 1 No. Proposed 2 total
 Parcel No. 2943-063-43-006 Sq. Ft. of Existing Bldgs 840 Sq. Ft. Proposed 80 SF
 Subdivision Village Park Sq. Ft. of Lot / Parcel 4094
 Filing _____ Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1838 + 80 = 1918 SF
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Anthony Layton
 Address 2819 Village Park Drive
 City / State / Zip G.V. CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 8x10 shed
APPROX 6'-7' height

APPLICANT INFORMATION:

Name Scott Layton
 Address 631 Spann Ct.
 City / State / Zip G.V. CO. 81506
 Telephone 970-244-3234

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 3' side setback

NOTES: _____

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 PLANNING STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15 from property line (PL) * Permanent Foundation Required: YES _____ NO X
 Side 5 from PL Rear 15 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 32 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) Special Conditions * Accessory bldgs side setback 3' & Rear 3'

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 11/10/09
 Planning Approval [Signature] Date 11/10/09

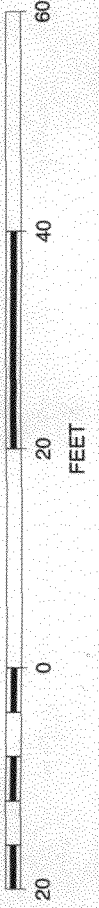
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No chg in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/10/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2819 Village Park Drive



SCALE 1 : 207



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