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# #42758-0 PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2822 Village Park Dr  
 Parcel No. 2943-063-44-003  
 Subdivision Village Park  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1525 Sq. Ft. Proposed 35  
 Sq. Ft. of Lot / Parcel 5000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1615  
 Height of Proposed Structure 6'

**OWNER INFORMATION:**

Name Karen Sue Nelson  
 Address 2822 Village Park Dr.  
 City / State / Zip Grand Junction, Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 5' x 7 1/2' shed

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 257-7445

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

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 <u>PD</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>5</u> from PL Rear <u>23'</u> from PL	Floodplain Certificate Required: YES <u>NO</u>
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

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 Karen Sue Nelson Date 5/15/10

Planning Approval Pat Dunlop Date 3/15/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>Shed</u>
Utility Accounting <u>Water Power</u> Date <u>3-15-10</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)

Village Park Residential Owners Association, Inc  
Architectural Change Request

Date: Mar 13, 2010

Owner(s) Name: Karen Nelson

Property Address(es): 2822 Village Park Dr.  
Grand Junction Co, 81506

In the space provided below, please tell us in detail the changes you would like to make to the exterior of your home. Also, please include a landscape plan pursuant to the Covenants, Article VI, Section 3.

Submit this form to the Village Park Architectural Control Committee via email at ACCO@VillageParkROA.com or via mail at PO Box 2354 Grand Junction CO 81502.

For more information about landscape changes please review the Covenants, Article VI, Sections 1-12 or contact the ACCO at the above referenced locations.

Request approval for 7' wide x 5' deep x 6' high natural wood storage building with matching shingles. Building will on skids next to back of house.

