

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

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

5<sup>th</sup> Road  
 BLDG PERMIT NO. 816993



Your Bridge to a Better Community

BLDG ADDRESS 487 Gregory Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1411~~ 1423  
 TAX SCHEDULE NO. 29431614002 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2144~~ 1949 w/ garage  
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Son Shine II Const. & Dev NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2350 6 Rd Co 81505 USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE New Const  
 (2) APPLICANT Son Shine II Const. & Dev TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2350 6 Rd Co 81505  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 255-8853  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 57 TRAFFIC 8 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).

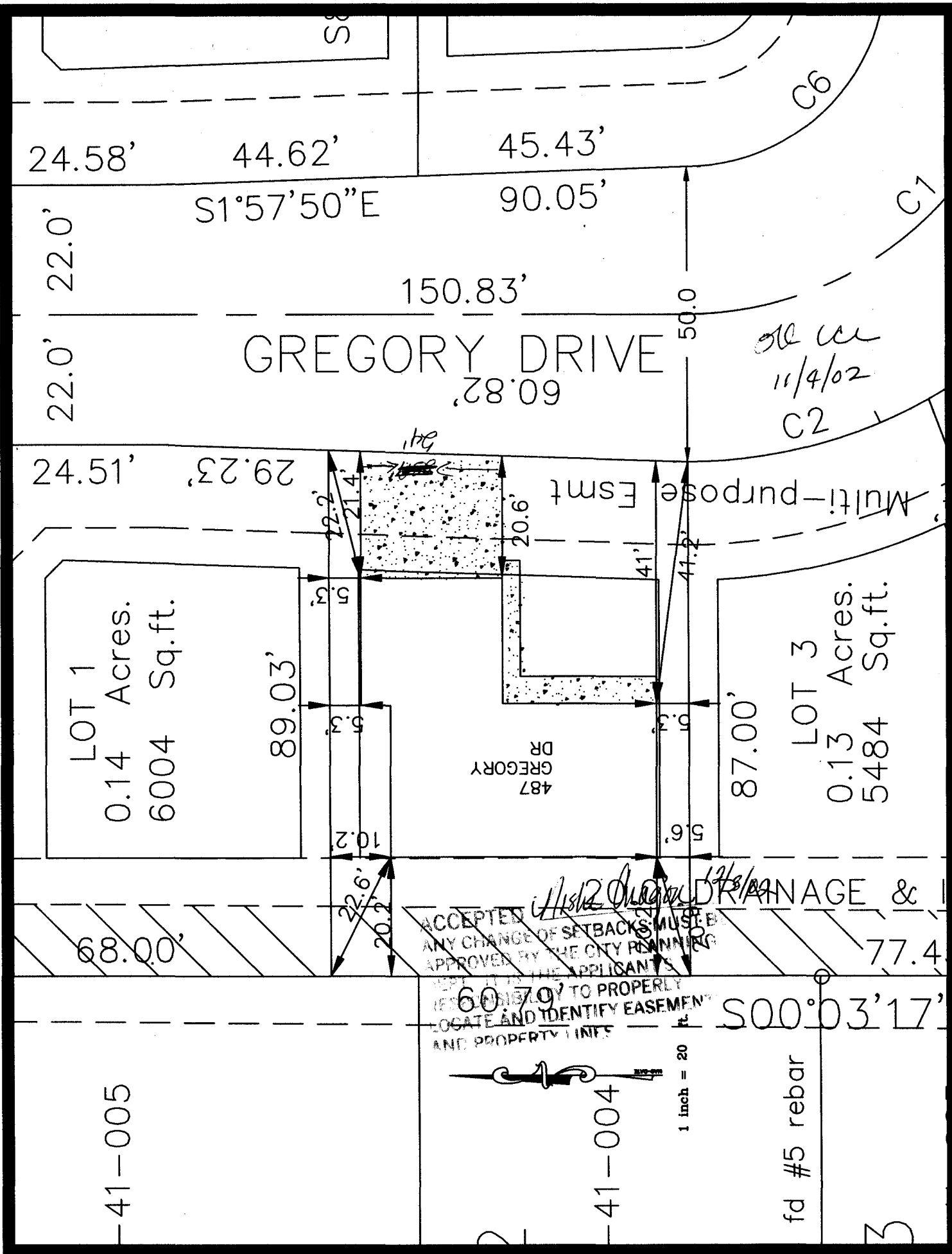
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12-3-02  
 Department Approval [Signature] Date 12/3/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15534</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/2/02</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)



24.58'

44.62'

45.43'

C6

22.0'

S1°57'50"E

90.05'

C7

150.83'

50.0

GREGORY DRIVE

old use  
11/4/02  
C2

60.82'

24.51', 15.42'

Multi-purpose Esmt

LOT 1  
0.14 Acres.  
6004 Sq.ft.

89.03'

DR  
GREGORY  
487

LOT 3  
0.13 Acres.  
5484 Sq.ft.

87.00'

68.00'

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

11/12/02  
12/13/02  
DRAINAGE &

77.4'

60.70'  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

S00°03'17"

41-005

41-004

1 inch = 20 feet

fd #5 rebar