

FEE \$	10.00
TCP \$	500.00
SIF \$	272.00

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

BLDG PERMIT NO. 87008



Your Bridge to a Better Community

BLDG ADDRESS 3062 1/2 GUNNISON AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 1423 A House 535 A GARAGE

TAX SCHEDULE NO. 2943-161-14-012 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1958 A
Includes GARAGE

FILING _____ BLK 1 LOT 12 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 _____

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Son Shine II Const & Dev TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD) _____
 _____ Other (please specify) _____

(2) ADDRESS 2350 6 Rd Co 81505

(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 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 10x10 concrete slab cannot be covered

CENSUS 57 TRAFFIC 8 ANNEX# _____

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 NOV. 4, 2002

Department Approval [Signature] Date 11-25-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>#15516</u>
Utility Accounting <u>C. Beasley</u>	Date <u>11/25/02</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)

AUST

2943-161-41-002

0.14 Acres.
5999 Sq.ft.

ACCEPTED
IN CHARGE OF SETBACKS MUST BE
REMOVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

5

2943-161-41-001

1 inch = 20 ft.

FOUNDATION IS
12-16 INCHES
ABOVE BACK
OF SIDEWALK

50' ROW

80.00'

44.00'

84.00'

3062 1/2
GUNNISON
AVE

LO
0.14
5932

84.00'

N89°52'35"E

214.74'

STRICT EASEMENT

OR
1/6/02

