

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>500.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>80690</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

Single Family Residential & Accessory Structures
THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3064 1/2 Gunnison
 SUBDIVISION Ruby Meadows
 FILING 1 BLK 1 LOT 10

TAX SCHEDULE NO. 294316114010

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400 *2414 w/porch*

SQ. FT. OF EXISTING BLDG(S) NA

OWNER Son Shine II Const & Dev

NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
CONSTRUCTION

ADDRESS 2350 G Rd GJ 1081505

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE 255-8853

USE OF ALL EXISTING BLDGS NA

APPLICANT Son Shine II Const & Dev

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 2350 G Rd GJ 1081505

New Single family home
Site Built

TELEPHONE 255-8853

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-1

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 20' from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT: 2 TB

MAXIMUM HEIGHT 35'

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

CENSUS TRACT 57 TRAFFIC ZONE 8 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature _____

Date 10/11/02

Department Approval _____

Date 11/25/02

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>15515</u>
Utility Accounting <u>C. Bensley</u>	Date <u>11/25/02</u>

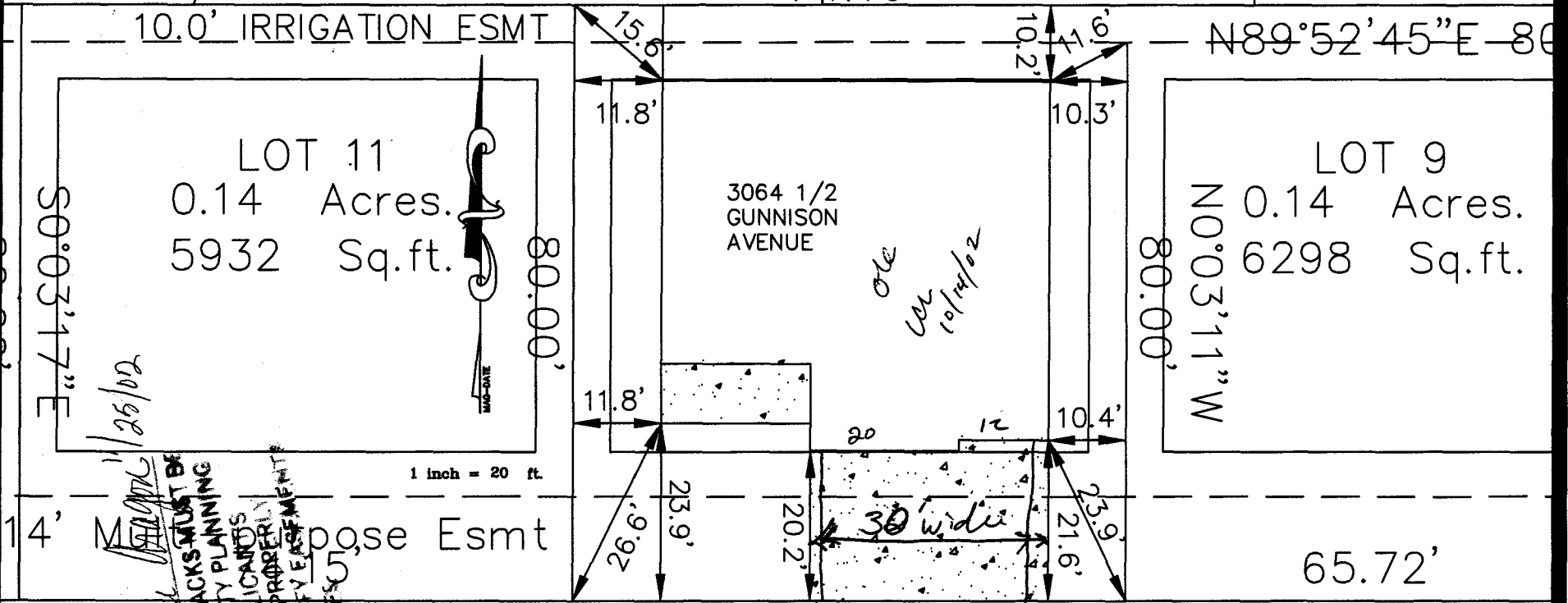
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Acres. 0.13 Acres. 0.10 Acres. 0.11 Acres.
 Sq.ft. 5518 Sq.ft. 4561 Sq.ft. 4936 Sq.

9 O C K O N E

84.28' 74.16' 58.00' 63.00'



14' Esmt

2'35"E

214

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

GUNNISON AVENUE

334.30'

119.56'