

FEE \$	10.00
TCP \$	500.00
SIF \$	299.00

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

BLDG PERMIT NO. 86689



Your Bridge to a Better Community

BLDG ADDRESS 480 Jaquette lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1401
 TAX SCHEDULE NO. 294316114010 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 2144 w/4age
 FILING 1 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SonShine 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 SonShine 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 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 _____ Date 10/11/02
 Department Approval [Signature] Date 12/9/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15552</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/9/02</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)

SUNRISE BLDG

63'11" W

B L O C K 1 3 T W O

2943-161-3

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

1 inch = 20 ft



60.00'

12/9/02

Alison Mayson

60.00'

72.00'

LOT 9
0.12 Acres.
5400 Sq.ft.

N89°52'45"E

90.00'

480
JAQUETTE
LANE

LOT 11
0.15 Acres.
6378 Sq.ft.

*Ol
ur
10/14/02*

purpose, Esmt
60.00'

57.72'

60.00'
JAQUETTE LANE

294.64'

204.01'

L6

65.72'

65.72'