

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

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

BLDG PERMIT NO. 87021



Your Bridge to a Better Community

BLDG ADDRESS 485 Jaquette Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 1423 A House 515 A Garage

TAX SCHEDULE NO. 2743-161-14-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1938 A  
Includes garage

FILING \_\_\_\_\_ BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 4 this Construction

(1) OWNER Sonshine II Const. & Dev. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2350 G. RD. G.J. 81505 USE OF EXISTING BUILDINGS 0

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

(2) APPLICANT Sonshine II Const. & Dev. TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2350 G. RD. G.J. 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 \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 NOV. 5, 2002

Department Approval [Signature] Date 12/3/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15532</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)

138.06'  
AVENUE

S89°51'03"W 33.00'

97.49'

68.82'  
Multi-purpose Esmt

LOT 5  
0.13 Acres.  
5694 Sq.ft.

LOT 1  
0.16 Acres.  
6803 Sq.ft.

79.00' IRRIGATION ESMT  
100.00' E  
100.00' E

485  
JAQUETTE  
LANE

S89°56'43"

81.53'

LOT 2  
0.14 Acres.  
6171 Sq.ft.

LOT 3  
0.16 Acres.  
7020 Sq.ft.

85.50'

N7°14'39"E

82.16'

1 inch = 20 ft.

FOUNDATION IS  
12" ABOVE BACK  
OF SIDEWALK

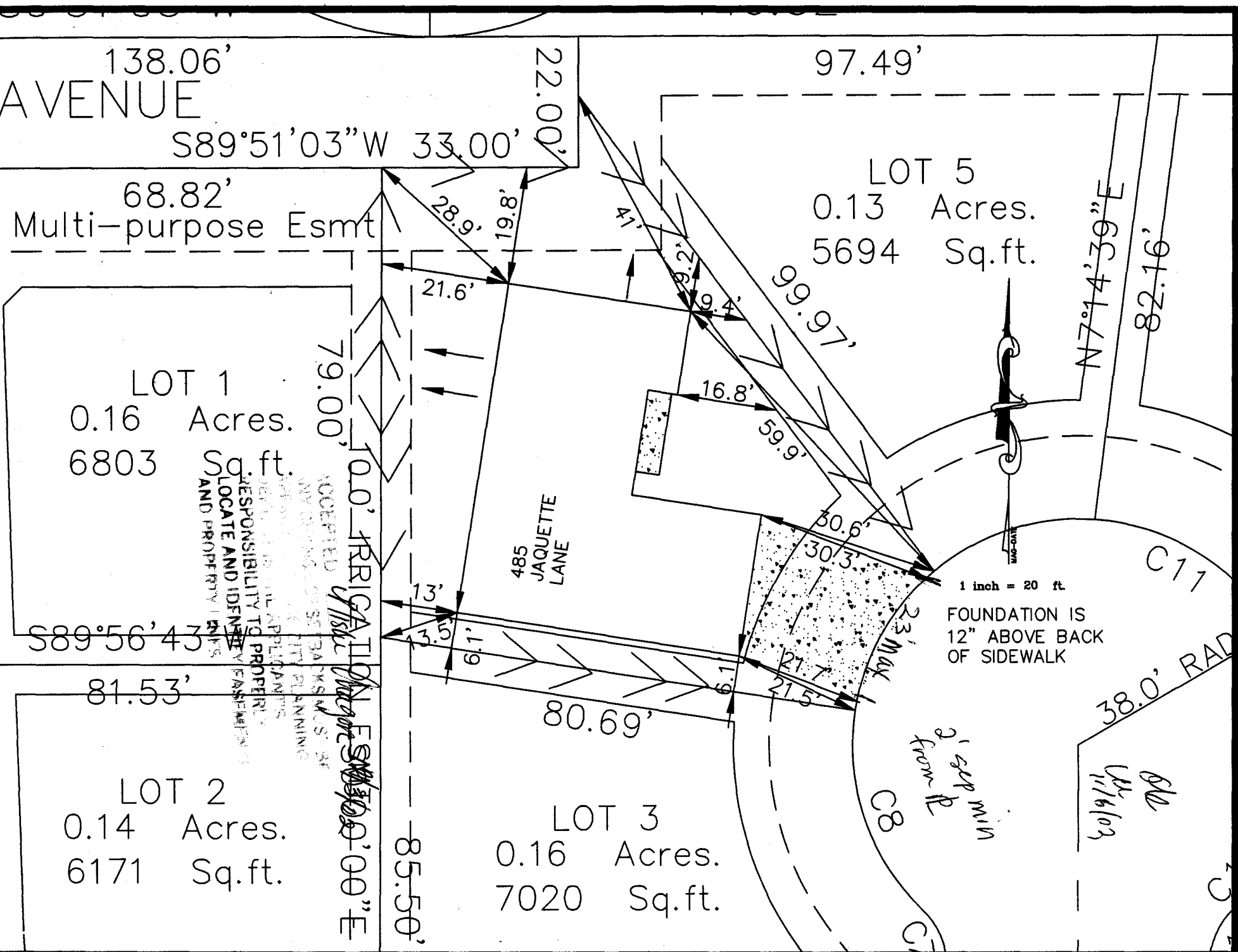
38.0' RAD

C8

2' sep min  
from R

11/16/03

ACCEPTED  
CITY PLANNING  
RESUBMITTAL  
APPLICANTS  
RESPONSIBILITY TO PROPERTY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES



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12-31-02  
ACCEPTED *Gayleen Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Revised  
*Gayleen Henderson*

C17  
38.0' RAD

C8

C9

N7°14'39"E

82.16'

99.97'

51'

27.66'

10'

21.66'

80.69'

6.1'

6.1'

13.5'

13'

28.66'

31.33'

23.1'

27'

33'

6.58'