

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

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

BLDG PERMIT NO. 87022



BLDG ADDRESS 487 JAquette Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 sq. House
518 sq. garage

TAX SCHEDULE NO. 2943-161-14-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1714 sq.
Includes garage

FILING _____ BLK 2 LOT 5 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. Co. 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. 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 _____

CENSUS _____ TRAFFIC _____ 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. 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>15533</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)

97.49'

22.00'

32.2'

10.4'

10.5'

25.3'

21.7'

40.2'

487
JAQUETTE
LANE

40'

12.4'

82.16'

0.16
6773



1 inch = 20 ft.

FOUNDATION IS
12" ABOVE BACK
OF SIDEWALK

99.97'

19.9'

10.6'

14.2'

9'

5.4'

31.5'

31.4'

23.9'

23.6'

2' min separation

JAQUETTE
38.0' RAD.

Alma Morgan 12/8/02

ALL SETBACKS MUST BE
APPROVED BY CITY PLANNING
APPLICANT'S PROPERTY
TO PROPERTY
TO IDENTIFY EASEMENTS
AND CONDEMNATIONS

REVISED
NOV. 7, 2002

OK as
noted

moved ← 3'

97.49'

22.00'

32.2'

10.4'

10.5'

25.3'

21.9'

487
JAQUETTE
LANE

40.2'

40'

13.4'

12.4'

82.16'

0.16 Acres.
6773 sq. ft.

Alaska Oregon 10/31/02

*Revised on 11/21/03
NA*



1 inch = 20 ft.

FOUNDATION IS
12" ABOVE BACK
OF SIDEWALK

99.97'

23'9"

19.9'

10.0'

9.5'



2' min separation

JAQUETTE
38.0' RAD.

REVISED
NOV. 7, 2002

OK as noted

moved ← 3'