

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

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

BLDG PERMIT NO. 88241



Your Bridge to a Better Community

BLDG ADDRESS 479 Gregory Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION Garage 517 Finished 1196  
1713

TAX SCHEDULE NO. 2943-10-1A-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1713

FILING \_\_\_\_\_ BLK 6 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2350 G Road USE OF EXISTING BUILDINGS NA  
Single Family Res.

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

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

(2) ADDRESS Same

(2) TELEPHONE Same

**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 20/25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 14/5 5/3 from PL, Rear 10/5 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).

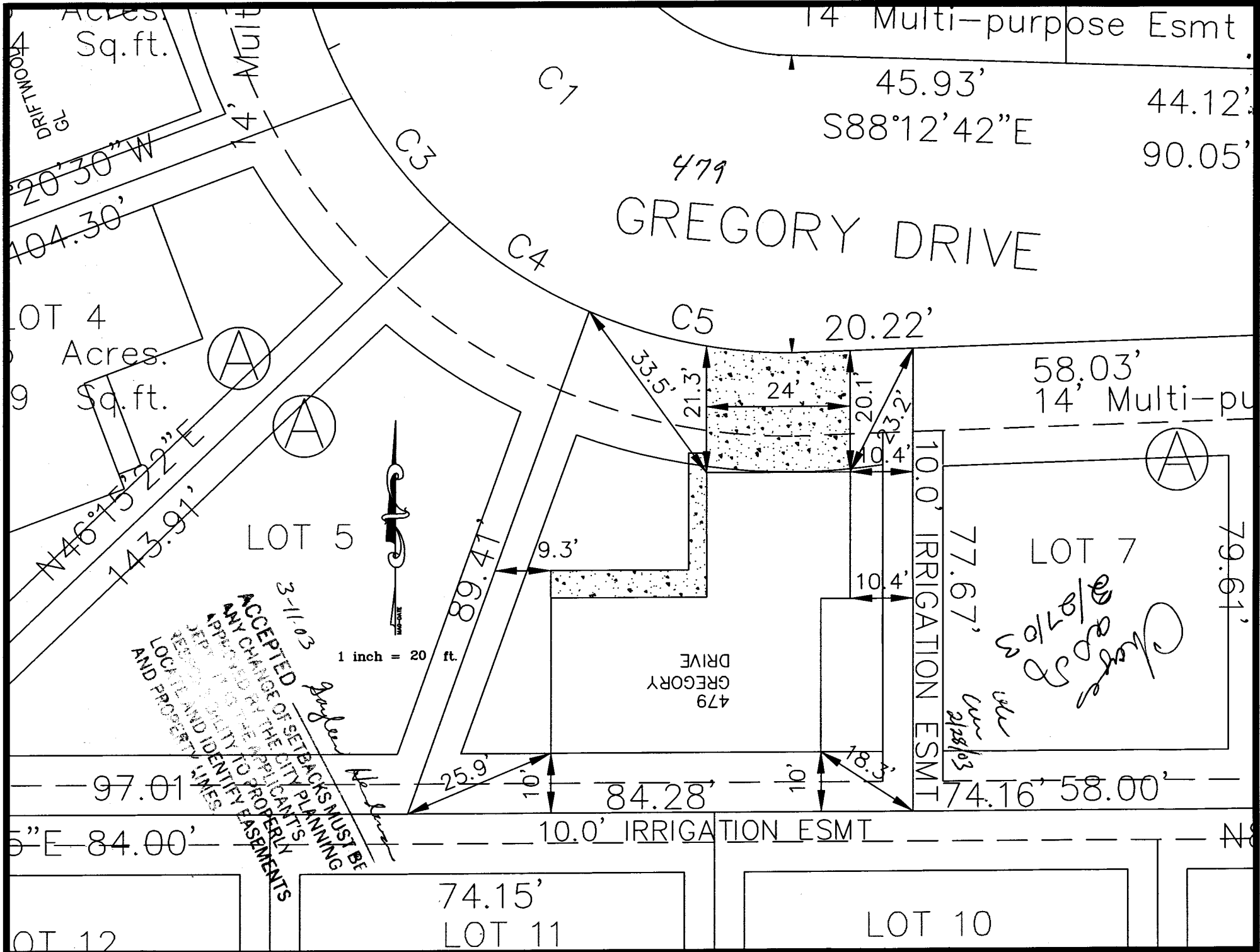
Applicant Signature Merilee Slack Date Feb 21, 03

Department Approval NA Baylen Henderson Date 3-11-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15820</u>
Utility Accounting <u>PO Kanover</u>	<input checked="" type="checkbox"/>	Date <u>3-12-03</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)



ACRES.  
Sq. ft.

14 Multi-purpose Esmt

20' 30" W  
404.30'

45.93'  
S88°12'42"E  
44.12'  
90.05'

LOT 4  
Acres.  
Sq. ft.

479  
GREGORY DRIVE

N46°15'22"E  
743.97'

58.03'  
14' Multi-pu

LOT 5



1 inch = 20 ft.

479  
GREGORY  
DRIVE

LOT 7  
79.61'

3-11-03  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT BEFORE THE APPLICANT'S  
LOCAL HEALTH AND PROPERTY LINES  
AND PROPERTY LINES

*Change  
2/27/03  
2/28/03*

97.01  
84.00'

89.41'  
9.3'  
25.9'  
10.0'

10.0' IRRIGATION ESMT

84.28'  
10.0' IRRIGATION ESMT

77.67'  
74.16'  
58.00'

LOT 12

74.15'  
LOT 11

LOT 10