

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

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

BLDG PERMIT NO. 88448



Your Bridge to a Better Community

BLDG ADDRESS 481 Gregory Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1671~~ 1568  
 TAX SCHEDULE NO. 2943-161-14-005 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1671~~ 1568  
 FILING \_\_\_\_\_ BLK 1 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Sunshine II Const. & Dev.  
 (1) ADDRESS 2350 G Road, GJ 81505 USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family Res  
 (2) APPLICANT Sunshine II Const. & Dev. TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE Same \_\_\_\_\_ 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 \_\_\_\_\_ 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 Max Lee Slack Date 3-10-08  
 Department Approval DH Vishu Chagon Date 3/18/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15834</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/18/08</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)

1147 GL

