

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

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

BLDG PERMIT NO. 87384



Your Bridge to a Better Community

BLDG ADDRESS 482 GREGORY DR.

SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 sq ft - House
518 sq ft - GARAGE

TAX SCHEDULE NO. 2943-161-14-002

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows

TOTAL SQ. FT. OF EXISTING & PROPOSED 1714 sq ft

FILING 1 BLK 2 LOT 2

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 G. RD G.J. 81502

USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE 255-8853

DESCRIPTION OF WORK & INTENDED USE _____

(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. 81502

(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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 57 TRAFFIC 8 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 12/05/02

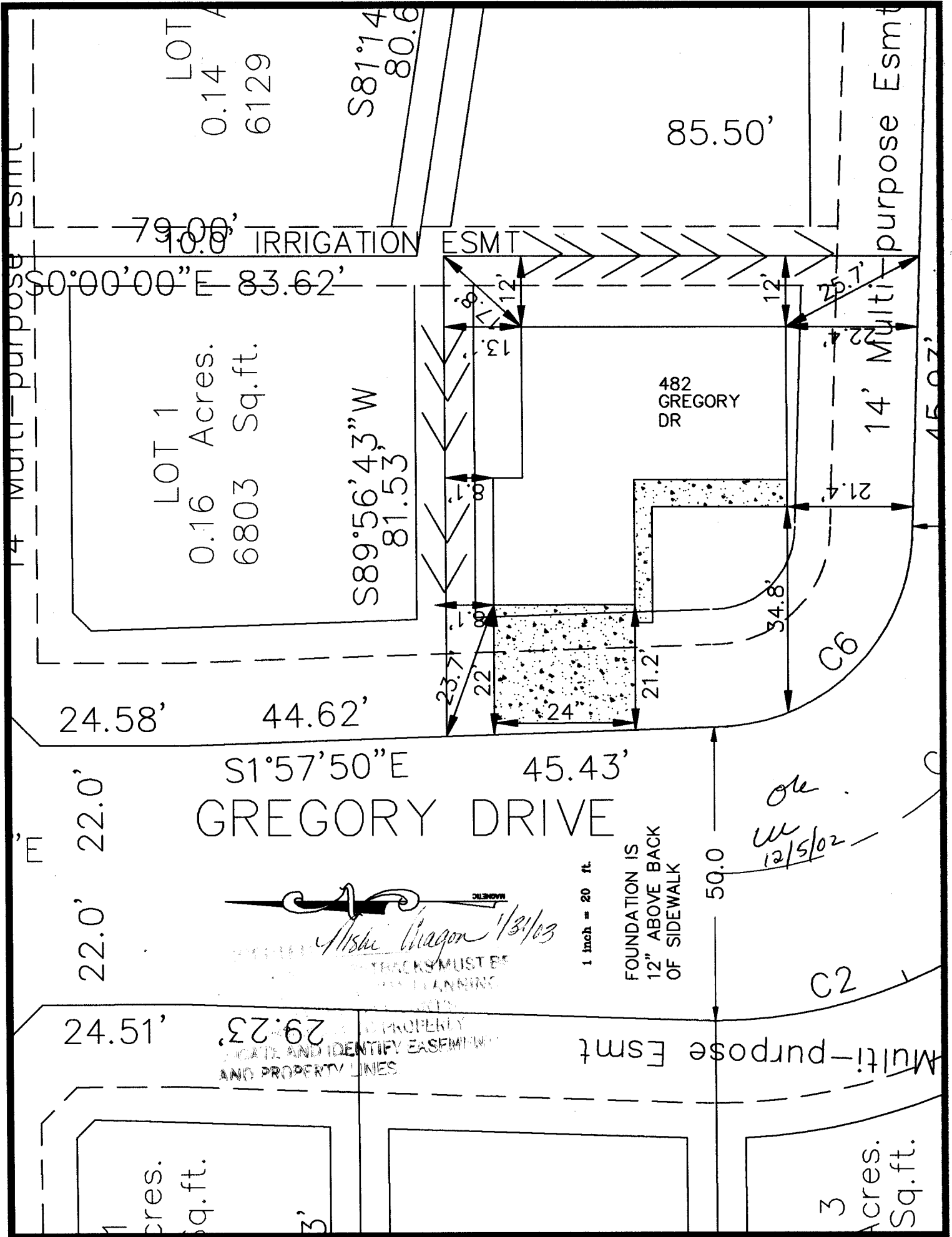
Department Approval [Signature]

Date 1/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15690</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/31/03</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)



GREGORY DRIVE 45.43' S1°57'50"E

LOT 1
0.16 Acres.
6803 Sq.ft.

LOT 2
0.14 Acres
6129 Sq.ft.

LOT 3
3 Acres.
Sq.ft.

482
GREGORY
DR

Alise Dragon 1/31/03

1 inch = 20 ft.

FOUNDATION IS
12" ABOVE BACK
OF SIDEWALK

ok
W
12/5/02

C2

C6

14' Multi-purpose Esmt

IRRIGATION ESMT

14' Multi-purpose Esmt

Multi-purpose Esmt

PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

TRACKS MUST BE PLANNED