

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

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

BLDG PERMIT NO. 88449



Your Bridge to a Better Community

BLDG ADDRESS 485 Gregory Dr

SQ. FT. OF PROPOSED BLDGS/ADDITION Unfinished 416, Finished 1256
~~1962~~

TAX SCHEDULE NO. 2943-161-14-003

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows

TOTAL SQ. FT. OF EXISTING & PROPOSED 1962 1671

FILING _____ BLK 1 LOT 3

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, 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:
 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' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

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 Meri Lee Slack

Date Feb 27, 03

Department Approval GH Wiskie Wagon

Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15833</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/18/03</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)

45.43'

90.05'

ACCEPTED *Alisa Aragon 3/18/03*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GREGORY DRIVE

Mult. purpose Esmt

C2

C3

C4

LOT 5

485 GREGORY DRIVE

ce
ce
3/12/03

87.00'

104.30'

20.0' DRAINAGE & IRRIGATION EASEMENT

60.79'

77.45'

1 inch = 20 ft.



2

-161-41-004

fd #5 rebar

3

-161-41-003

LOCK 2

4

Lot 3 B61