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

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

BLDG PERMIT NO. 88293



Your Bridge to a Better Community

BLDG ADDRESS 488 Gregory Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1411 ✓
 TAX SCHEDULE NO. 2943-161-14-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1411 ✓
 FILING _____ BLK 2 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, GT 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 _____ 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 24, 03
 Department Approval L. V. Visher Date 3/4/03

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>15802</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>3/4/03</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)

S89°51'03" W

HILL AVENUE

22.00'

68.82'

138.06'

S89°51'03" W

14' Multi-purpose

ESMT 33.00'

26.6'

24.6'

26.6'

10.4'

26.4'

22.1'

21.3'

24.6'

13'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

\$0°00'00"E 83.62'

79.00'

10.0' IRRIGATION ESMT

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

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10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

10.4'

488 GREGORY DRIVE

81.53'

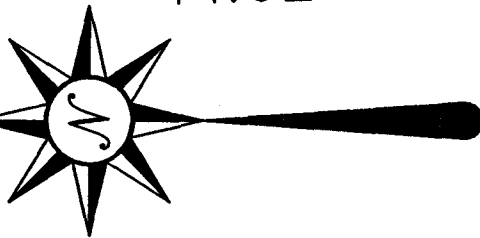
45.43'

24.58'

44.62'

90.05'

SCALE 1 = 20



ACCEPTED
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.

3/4/03

2.00'

W

1 cres.
sq. ft.

29.23', 15.42'

Esmt

L4

L3

LOT 0.14 6129

S81°14' 80.6'