

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

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

BLDG PERMIT NO. 86691



Your Bridge to a Better Community

BLDG ADDRESS 489 Gregory Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1411  
 TAX SCHEDULE NO. 294316114001 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 2141 w/ garage  
 FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER SeaShine II Const & Dev NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2350 6 Rd Co 81505 USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE New Const  
 (2) APPLICANT SeaShine II Const & Dev TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2350 6 Rd Co 81505  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 255-8853  Manufactured Home (HUD)  
 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 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 10/11/02  
 Department Approval [Signature] Date 2/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15780</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/28/03</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)

58' ROW  
FD LS33650

L6

58'

112.00'  
S89°51'03"W  
75.72'

HILL A

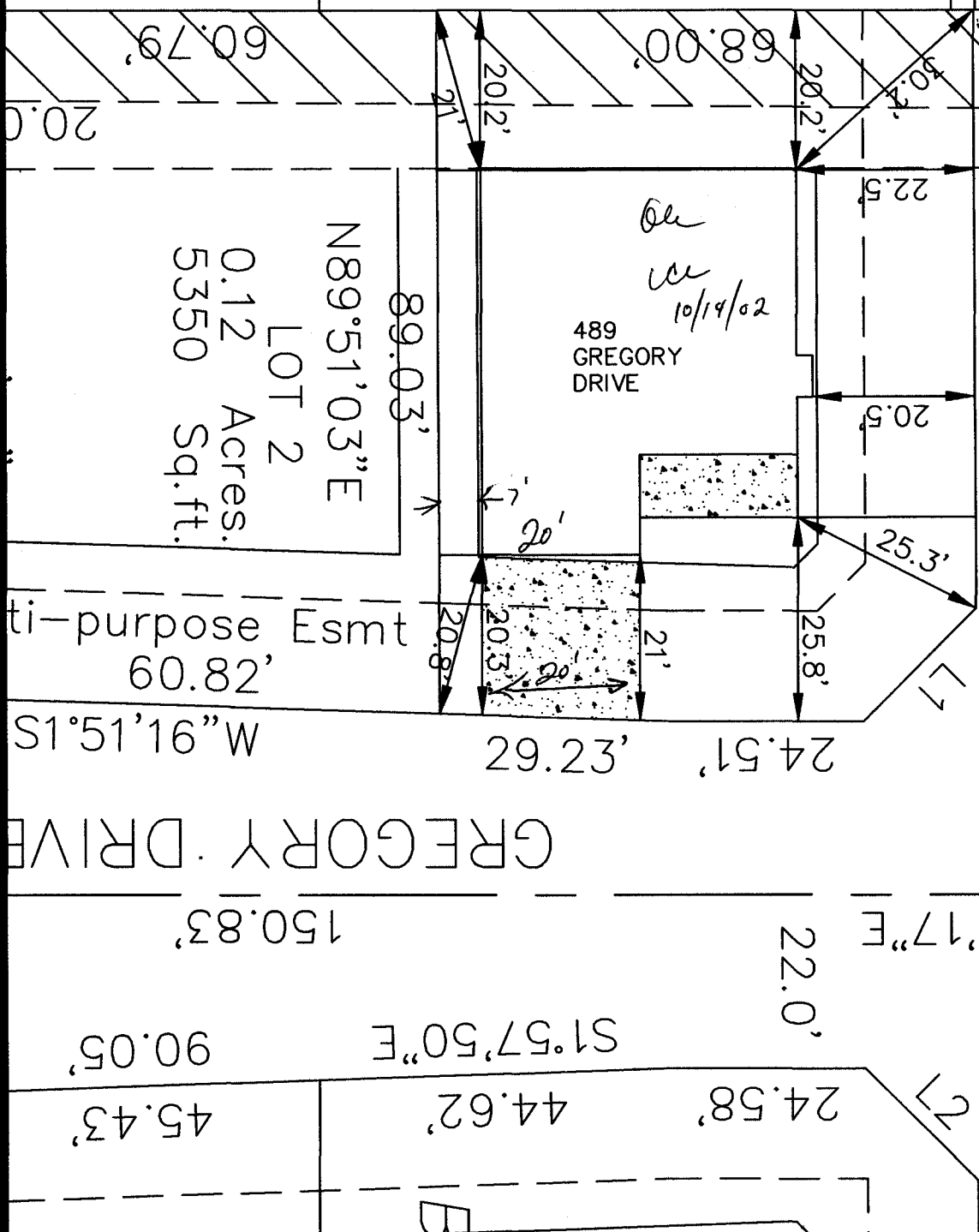
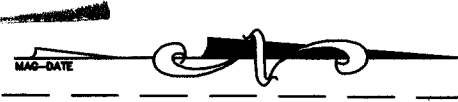
61-41-005

61-41-004

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
THE CITY PLANNING  
APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Althea Wagon 2/28/03*

Scale = 20 ft



489 GREGORY DRIVE  
10/14/02

N89°51'03"E  
LOT 2  
0.12 Acres.  
5350 Sq.ft.

multi-purpose Esmt  
60.82'

W"91°15'15"

GREGORY DRIVE