

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

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

BLDG PERMIT NO. 87006



Your Bridge to a Better Community

BLDG ADDRESS 3064 Gunnison AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1423 sq ft - House
528 sq ft - GARAGE

TAX SCHEDULE NO. 2943-161-14-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION RUBY MEADOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 1951 sq ft

FILING _____ BLK 1 LOT 11 NO. OF DWELLING UNITS: Includes GARAGE
 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. 81505 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single family RESIDENCE

(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. 81505

(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) Permanent Foundation Required: YES X 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 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 [Signature] Date NOV. 8, 2007
 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>1569d</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)

