

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87337



Your Bridge to a Better Community

BLDG ADDRESS 3065 Gunnison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1500 sq. MAIN 579 sq. GARAGE 2097 sq. TOTAL

TAX SCHEDULE NO. 2943-161-16-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 2,097 sq.

FILING 1 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 4 this Construction

(1) OWNER Sunshine II Const. & Dev. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 4 this Construction

(1) ADDRESS 2350 G. RD. G.I. 81502 USE OF EXISTING BUILDINGS Single family residence

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Sunshine II Const. & Dev. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2350 G. RD G.I. 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) 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 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 Nov. 29, 2002

Department Approval [Signature] Date 1/10/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15620</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/10/03</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)

119.56'

112.00'

1.45 Acres.

63139 Sq.ft.

64.57'

S0°01'50"E

MADRID DRIVE

112

60.72'

14'

Multi-purpose Esmt

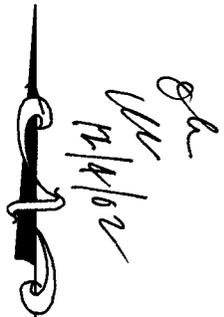
21.1'

23.3'

70.0'

34.7'

6.6'



117.12'

FOUNDATION IS 12" ABOVE BACK OF SIDEWALK

3065 GUNNISON DRIVE

LOCATE AND IDENTIFY EASEMENTS AND INTERFERENCES

Walter Wagner 11/10/03

Revised on 11/10/03
N/A

1 inch = 20 ft.

DRAINAGE & IRRIGATION
EASEMENT RECORDED AT BOOK 3019
PAGES 458-9 PAGES 458-9

4.34'

43.1'

41.1'

40.0'

43.1'

43.6'

75.00'

fd #5 rebar

64.61'

100.00'