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

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

BLDG PERMIT NO. 87063



Your Bridge to a Better Community

BLDG ADDRESS 3065 1/2 GUNNISON AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 sq ft - House
518 sq ft - GARAGE

TAX SCHEDULE NO. 2943-161-16-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1714 sq ft

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

(1) OWNER SUNSHINE 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 SUNSHINE II CONST. & DEV. TYPE OF HOME PROPOSED:
Residence
 _____ 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 40' 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. 8, 2002

Department Approval [Signature] Date 1/10/03

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>15622</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)

N89°52'35"E

112.00'

44.00'

112.00'
GUNNISON AVENUE
70.00'

5 Acres.
39 Sq.ft.

4' Multi-purpose Esmt

64.57'

LOT 2
0.17 Acres.
7565 Sq.ft.

3065 1/2
GUNNISON
AVE

10.0' IRRIGATION ESMT

ACCEPTED BY *Wanda Magar 11/12/02*
ANY CHANGE OF SETBACKS/MUSINGS
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

2943-161

1 inch = 20 ft.

FOUNDATION IS
12" ABOVE BACK
OF SIDEWALK

*Revised 11/12/02
11/19/02*

BLOCK

fd #5 rebar
Upgraded to #5 w/c
LS # 33650/ in conc

K
AGE & IRRIGATION
RECORDED AT BOOK 0.3019

64.61'

70.00'

20.00'

35.67'

48.9'

49'

49.6'

40'

17.5'

ESMT

117.11'

117.12'

S0°01'50"E

117.12'

38.3'

37.5'

7.6'

7.5'

20.9'

17.5'

21'

24.4'

12.4'