

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

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

BLDG PERMIT NO. 88508



Your Bridge to a Better Community

BLDG ADDRESS 478 Jaquette Ln SQ. FT. OF PROPOSED BLDGS/ADDITION total 1962  
 TAX SCHEDULE NO. 2943-161-15-011 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1962  
 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 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).

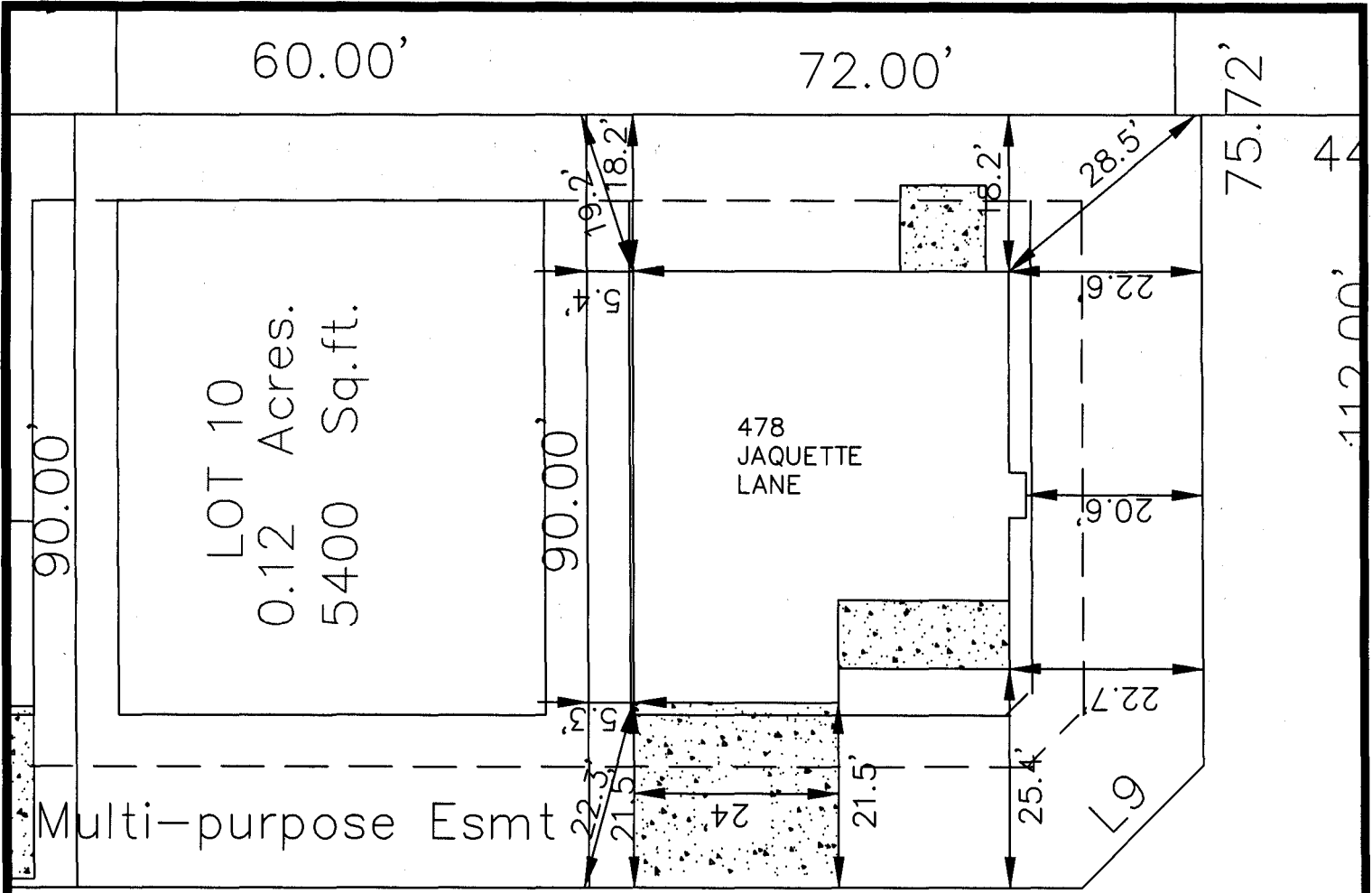
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Merilee Slack Date March 10, 03  
 Department Approval [Signature] Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15837</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/18/03</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)



60.00'

72.00'

75.72'

LOT 10  
0.12 Acres.  
5400 Sq.ft.

478  
JAQUETTE  
LANE

Multi-purpose Esmt

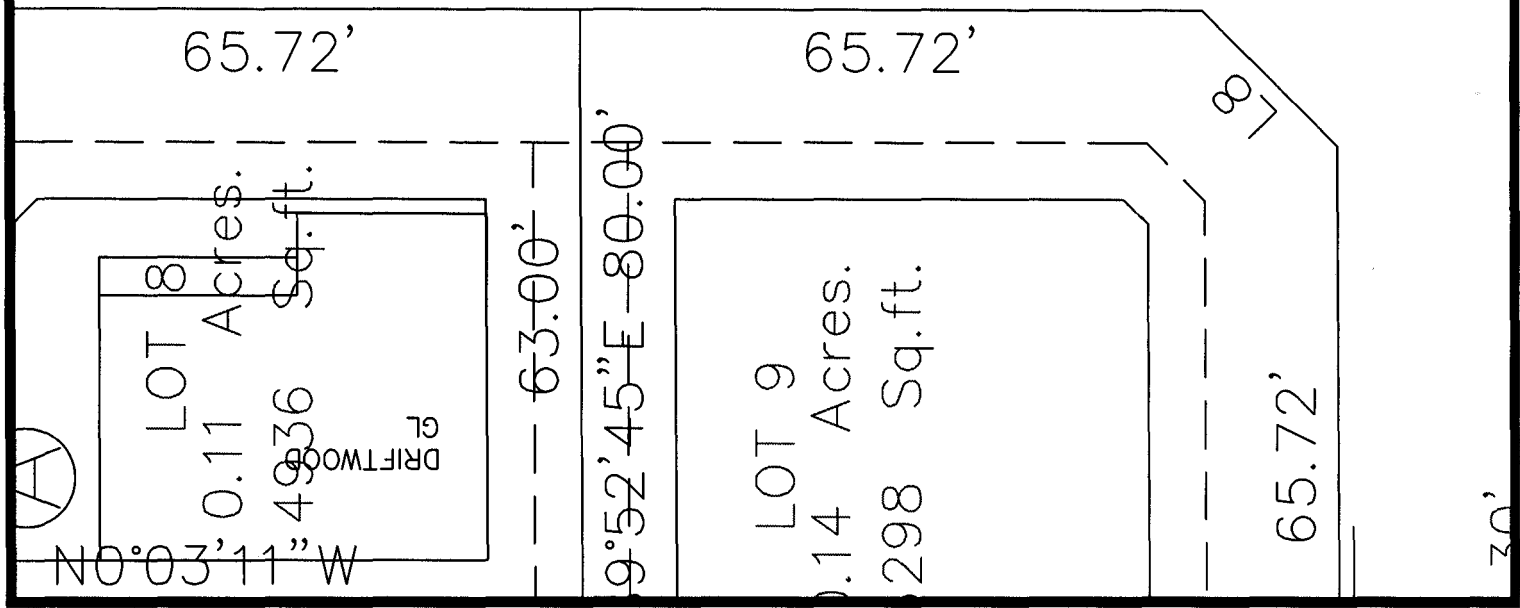
ACCEPTED *Mishi Chagon 3/18/03*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

JAQUETTE LANE

*all  
OK  
3/12/03*



1 inch = ft.



65.72'

65.72'

LOT 8

0.11 Acres.  
4936 Sq.ft.

DRIFTWOOD

LOT 9

0.14 Acres.  
298 Sq.ft.

9'52'45"E-80.00'

87'

65.72'

N0°03'11" W

30'