

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

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

BLDG PERMIT NO. 88443



Living Room 12' x 20' Garage 4' x 5'
 Living Hall Garage 5' x 1'
 total 1670
 total 1462

BLDG ADDRESS 479 Jacquette Ln SQ. FT. OF PROPOSED BLDGS/ADDITION total 1462

TAX SCHEDULE NO. 2943-161-14-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1462 1671

FILING _____ BLK 1 LOT 8 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, GJ 81505 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Fam. Res.

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

(2) ADDRESS 255-8853

(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 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 _____ ANNX# _____

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).

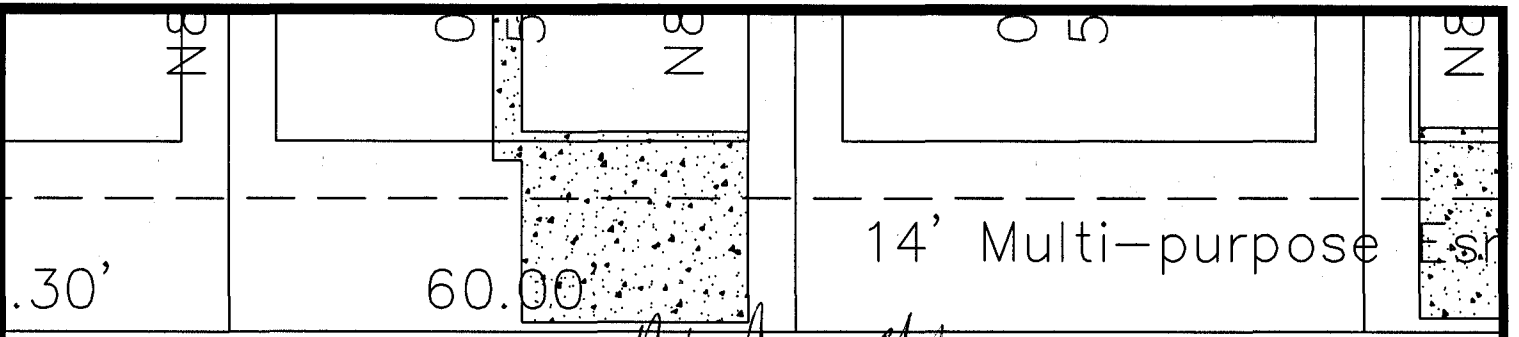
Applicant Signature Meri Lee Slack Date Feb 27, 03

Department Approval G. W. M. Magon Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15836</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)

19 0951



ACCEPTED *Misha Mazaq 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



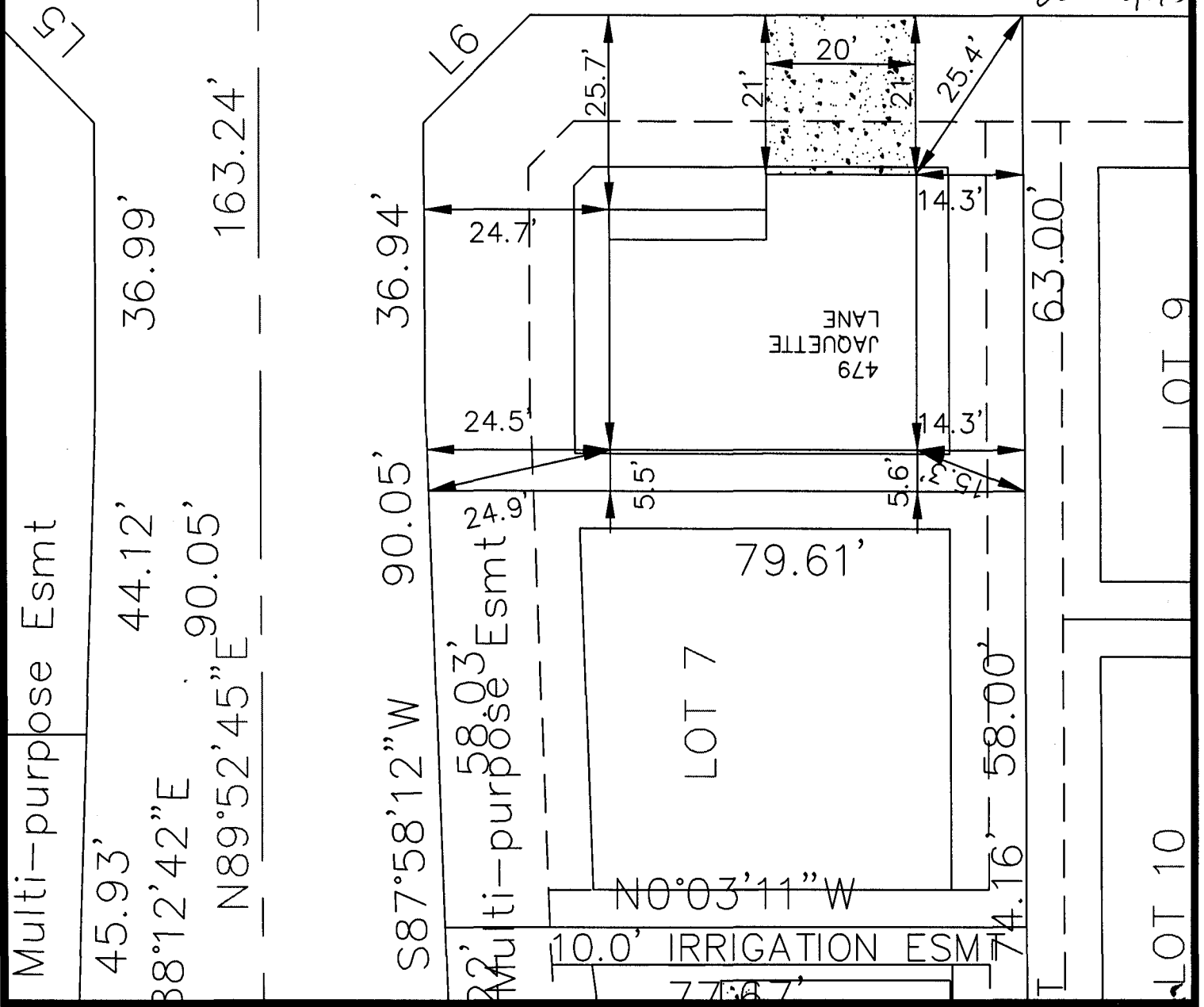
1 inch = 20 ft.

N0°03'11"W

JAQUETTE LANE

65.72'

ol ver 3/12/03



Multi-purpose Esmt

45.93'
 38°12'42"E
 N89°52'45"E
 44.12'
 90.05'

S87°58'12"W
 90.05'
 36.94'

58.03' Esmt
 24.9'

10.0' IRRIGATION ESMT

N0°03'11"W

LOT 7

479
 JAQUETTE
 LANE

63.00'

LOT 10

LOT 9

L6