

FEE \$	10.00
TCP \$	500.00
SIF \$	992.00

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

BLDG PERMIT NO. 88240



Your Bridge to a Better Community

BLDG ADDRESS 482 Jaquette Ln SQ. FT. OF PROPOSED BLDGS/ADDITION Garage 517 House 1196 total = 1713

TAX SCHEDULE NO. 2943-161-14-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1713

FILING \_\_\_\_\_ BLK 2 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2350 G Road, GJ 81505 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:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS Same

(2) TELEPHONE Same

**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 9'25" from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5'3" from PL, Rear 10'5" 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 Merilee Slack Date Feb 20, 03

Department Approval NA / Mike Wagner Date 2/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15778</u>
Utility Accounting <u>Dotter Kanover</u>		Date <u>2/28/03</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)

N00°03'11"W 60.00'

60.00'

SMT 60.00'

LOT 8  
0.12 Acres.  
5337 Sq.ft.

90.00'

26.7'

7.2'

7.3'

482  
JAQUETTE  
LANE

90.00'

LOT 10  
0.12 Acres.  
5400 Sq.ft.

C7A

43.30'

14' Multi-pu

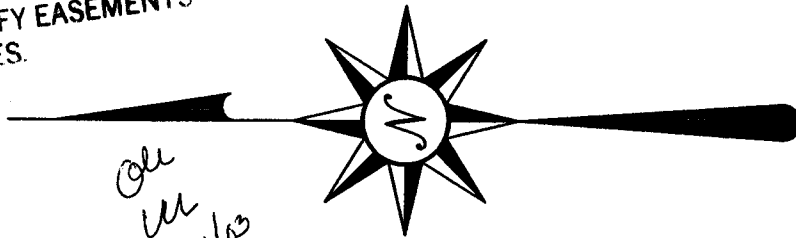
ACCEPTED *Ullshie* *Change* *2/18/03*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Call*  
*Ull*  
*2/21/03*

60.00'  
JAQUETTE LANE

SCALE 1 = 20

2



L5

L6

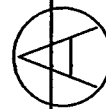
65.72'

36.99'

22.0'

36.94'

Propose Esmt



LOT 8  
0.11 Acres.  
4936 Sq.ft.

N0°03'11"W

5'

L10