

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

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

BLDG PERMIT NO. 87336



Your Bridge to a Better Community

BLDG ADDRESS 483 Jaquette Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 1500 MAIN 597 AD 99890

TAX SCHEDULE NO. 2943-161-14-003 SQ. FT. OF EXISTING BLDGS 0 2097

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 2097

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

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

(1) ADDRESS 2350 G. RD. G.T. 81502 USE OF EXISTING BUILDINGS Single family Residence

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

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

(2) ADDRESS 2350 G. RD G.T. 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).

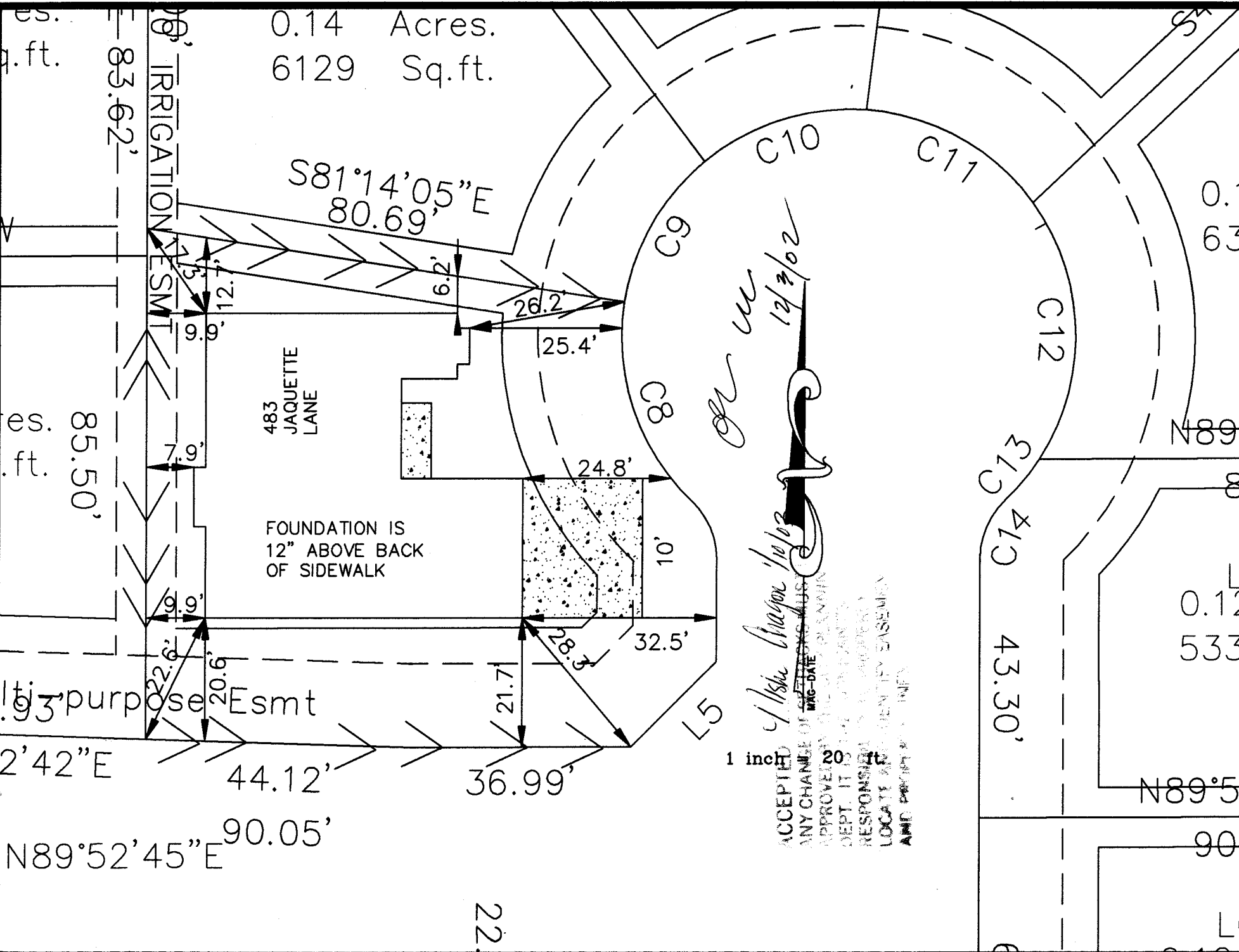
Applicant Signature [Signature] Date Nov. 29, 2002

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>15621</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)



es.
q. ft.

83.62'

es.
ft.

85.50'

purpose Esmt

2'42"E

N89°52'45"E

0.14 Acres.
6129 Sq. ft.

S81°14'05"E
80.69'

483
JAQUETTE
LANE

FOUNDATION IS
12" ABOVE BACK
OF SIDEWALK

OR W 12/3/02

Ashe Carson 12/3/02

1 inch = 20 feet

ACCEPTED

ANY CHANGE OF

APPROVED

DEPT. IT IS

RESPONSIBLE

LOCATE

AND

5'

0.1
63

N89°

0.12
533

N89°5

90

22