

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

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

BLDG PERMIT NO. 88295



Your Bridge to a Better Community

BLDG ADDRESS 486 Jaquette Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 1362
 TAX SCHEDULE NO. 2943-161-14-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1362
 FILING _____ BLK 2 LOT 7 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 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 7090
 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 Feb 24, 03
 Department Approval Lb. Gaylen Henderson Date 3-11-03

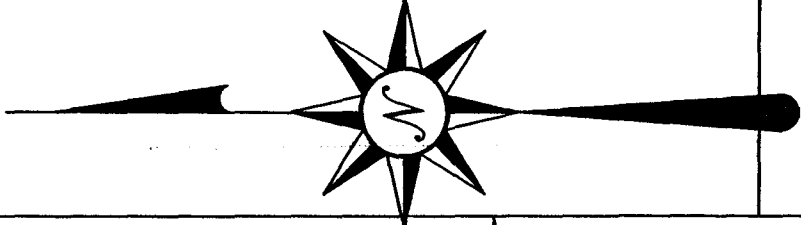
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15822</u>
Utility Accounting	<u>D. Kanover</u>	Date	<u>3-12-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

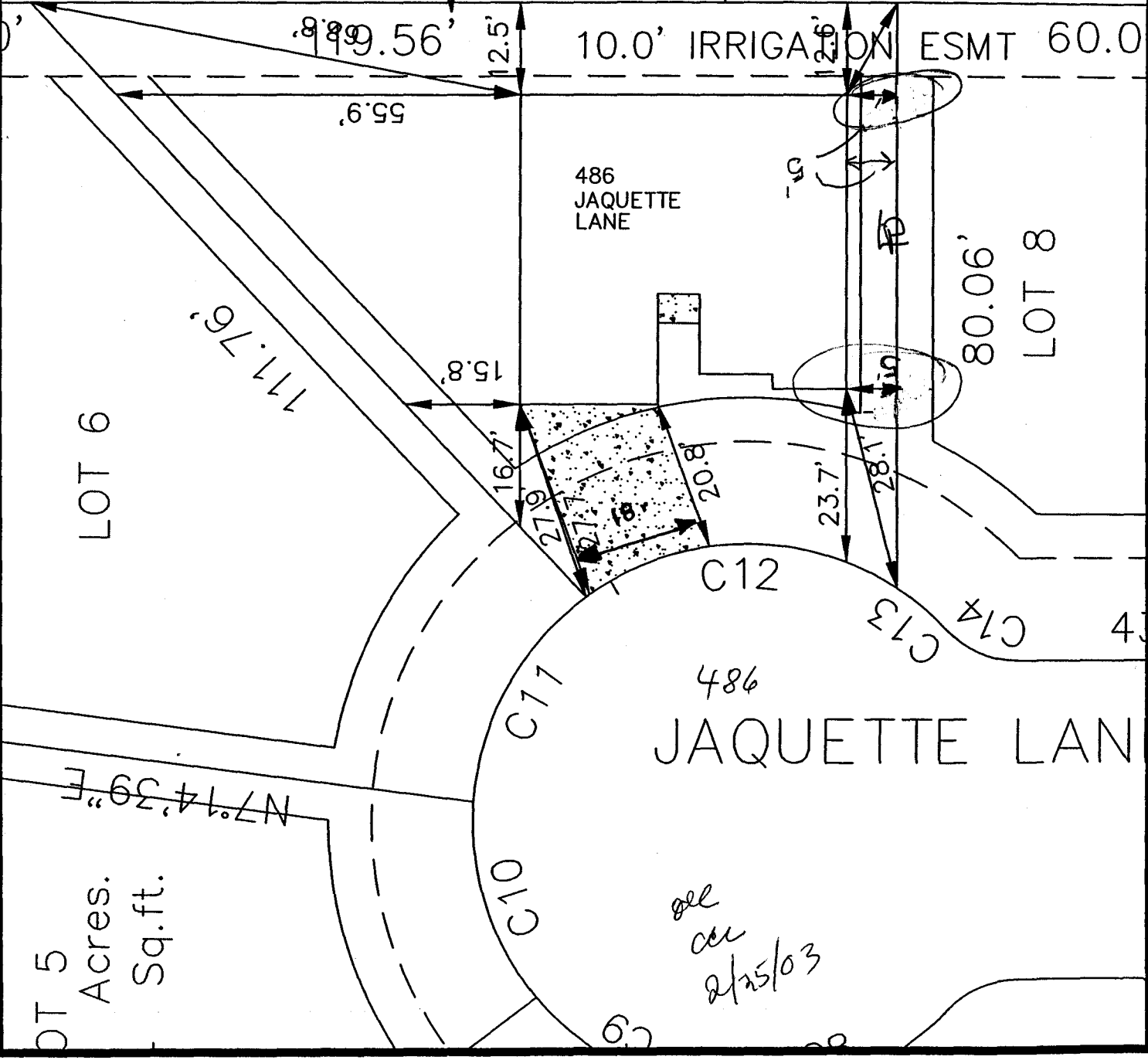
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2943-161-30

3-11-03 *Gaylen Handerson*
ACCEPTED
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.



SCALE 1 = 20



LOT 5
Acres.
Sq.ft.

LOT 6

711.76'

486
JAQUETTE
LANE

10.0' IRRIGATION ESMT 60.0'

80.06'
LOT 8

486
JAQUETTE LAN

*all
acc
2/25/03*