

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

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

BLDG PERMIT NO. 87383



Your Bridge to a Better Community

BLDG ADDRESS 488 Sagette Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 1424
 TAX SCHEDULE NO. 2943-161-14-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1424
 FILING _____ BLK 2 LOT 6 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 BMF-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 _____ 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 24, 03
 Department Approval T.B. Gayle 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>15821</u>
Utility Accounting <u>0 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)

446.32'

98.77'

P.O.B.

fd #5

20.50'

97.49'

3-11-03 *quicker please*
ACCEPTED OF SETBACKS MUST BE
CHANGED BY THE CITY PLANNING
DEPARTMENT TO PROPERTY
EASEMENTS
RESPONSIBILITY
LOCATE AND IDENTIFY
AND PROPERTY LINES.

26/212/12

4
Acres.
Sq. ft.

N36°55'57"N
99.97'

82.16'

488
JAQUETTE
LANE

2/25/03

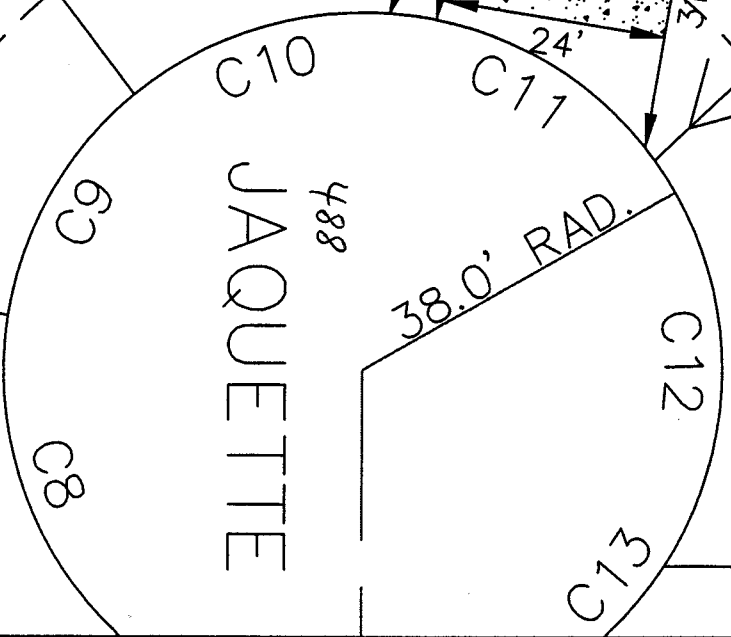


1 inch = 20 ft.

FOUNDATION IS
12-16 INCHES
ABOVE BACK
OF SIDEWALK

119.56' 10.0' IRRIGATION ES

4'05"E
69'



N89°52'45"E

80.06'