

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

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

BLDG PERMIT NO. 88251



Your Bridge to a Better Community

BLDG ADDRESS 476 Morning Dove St. SQ. FT. OF PROPOSED BLDGS/ADDITION Garage 390 Finished 1362 Total = 1752

TAX SCHEDULE NO. 2943-161-16-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ruby Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1752

FILING _____ BLK 3 LOT 1 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 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 20/25 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 _____ 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 20, 03

Department Approval NA Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15776</u>
Utility Accounting	<u>Dotter Kanavel</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)

NISON AVENUE

334.30'

N89°5'

119.56'

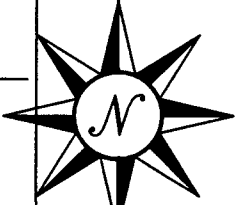
1.45 Acres.

60.72'

ACCEPTED
ANY CHANGE OF SETBACKS
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY LINES
AND PROPERTY LINES

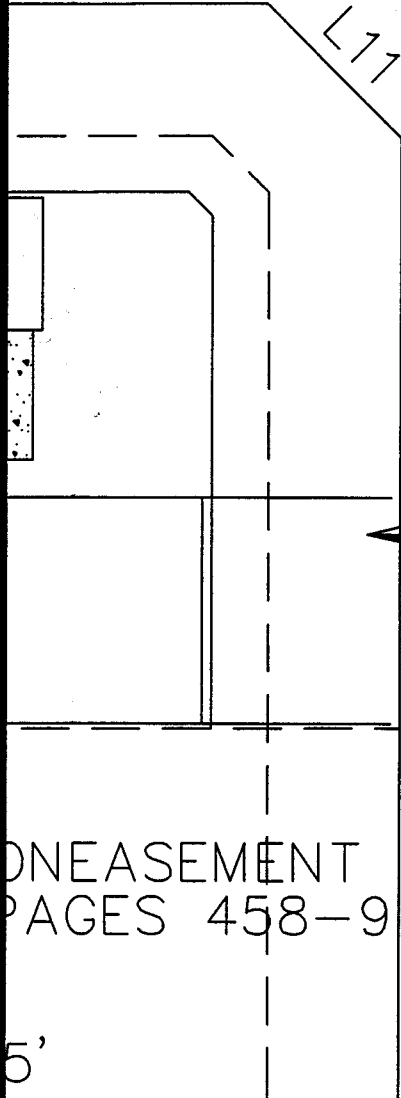
W. J. ...
476 MORNING DOVE STREET

9/28/03
102.85'

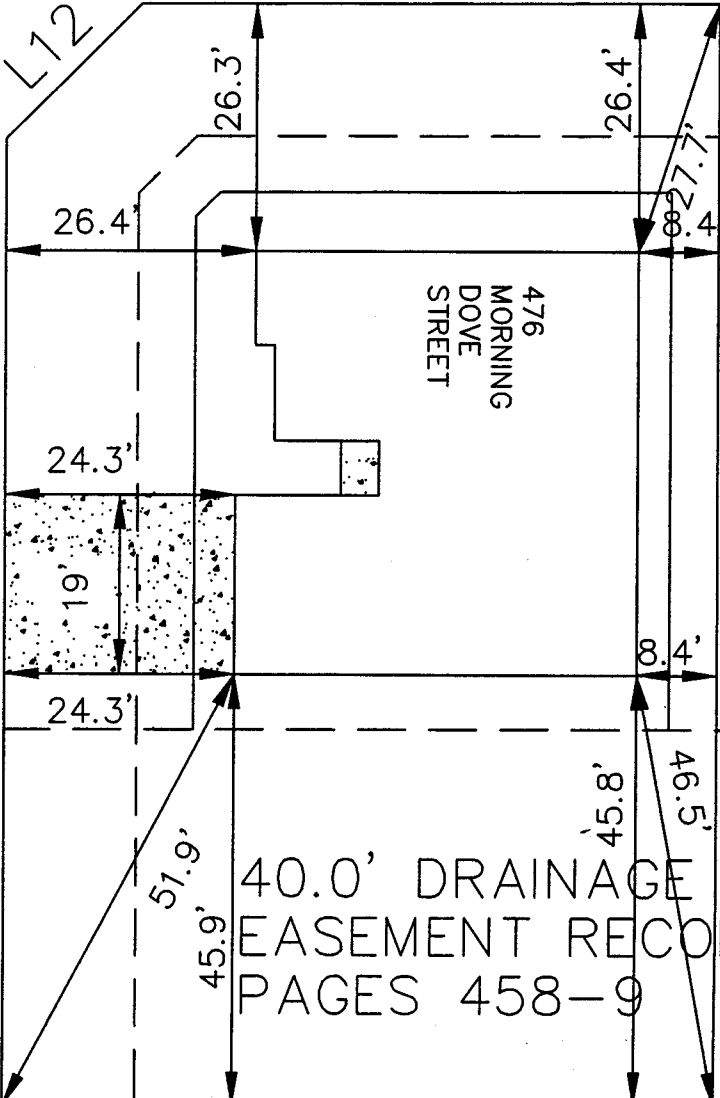


2/21/03

SCALE 1" = 20'



EASEMENT
PAGES 458-9



476
MORNING
DOVE
STREET

40.0' DRAINAGE & IRRIGATION
EASEMENT RECORDED AT BOOK
PAGES 458-9

64.57'
14' Multi-purp

LOT 2

64.61'

75.00'

fd #5 rebar

5'

50' 70"

440 70