

DATE SUBMITTED: 9-25-91

PERMIT NO. 40068

FEE \$ 50

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: ⁽⁷¹⁹⁾ 721 JASMINE LANE SQ. FT. OF BLDG: 1400

SUBDIVISION: Sunset Terrace (Replat) SQ. FT. OF LOT: 12700

FILING NO. 1 BLK NO. 9 LOT NO. 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2701-353-14-003 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER: Stanley & Susan Werner USE OF EXISTING BUILDINGS: _____

ADDRESS: Box 40287, Gr. Jct. Co 81504

TELEPHONE: 245-1141 DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence w/ attached garage

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-4 FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 45' from centerline GEOLOGIC HAZARD: YES ___ NO ___

SIDE 7' REAR 30' CENSUS TRACT: _____ TRAFFIC ZONE: 17


MAXIMUM HEIGHT 32' PARKING REQ'MT 2


LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

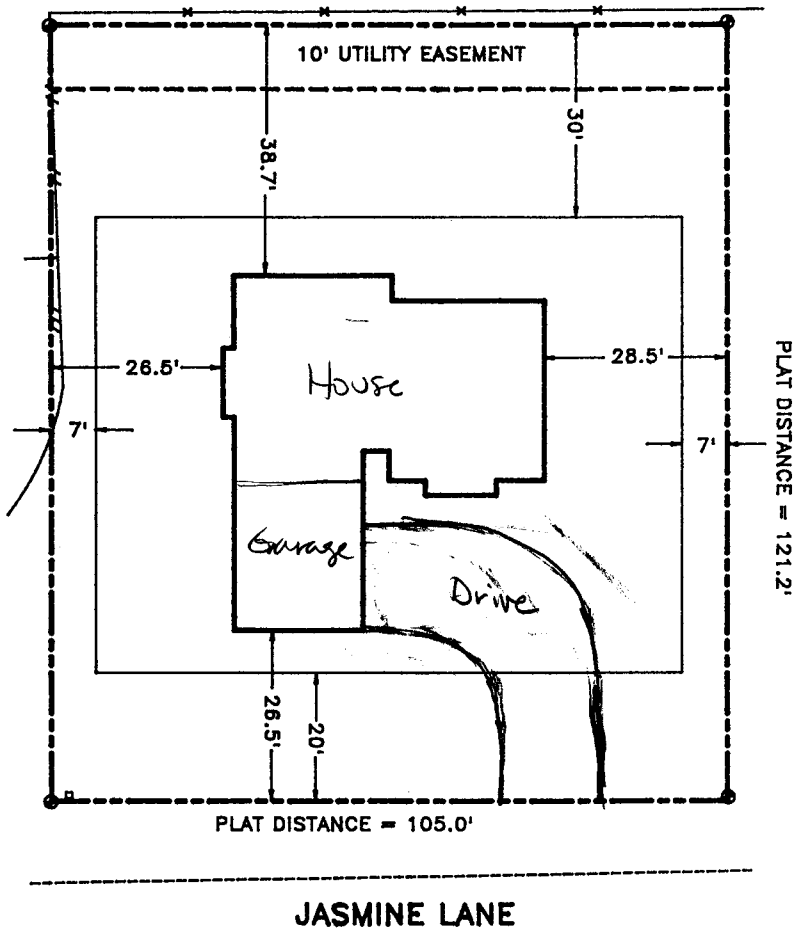

Department Approval
9-25-91
Date Approved


Applicant Signature
Date 9-24-91

SCALE IN FEET
1" = 30'



MESA COUNTY, COLORADO
SUNSET TERRACE REPLAT
LOT 3, BLOCK 9



ACCEPTED *[Signature]* 9-25-91
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.