

DATE SUBMITTED: 5-27-92

PERMIT NO. 419211

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 718 Jasmine Ln.

SQ. FT. OF BLDG: 1423 + 550 garage

SUBDIVISION Sunset Terrace

SQ. FT. OF LOT: 17,600

FILING # \_\_\_\_\_ BLK # 3 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-353-13-013

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Marshall + Lora Moore

USE OF EXISTING BUILDINGS: n/a

ADDRESS 2488 W. Mesa Ct.

DESCRIPTION OF WORK AND INTENDED USE: New Construction

TELEPHONE: 245-0337

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 X

SETBACKS: FRONT 45' from centerline

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 7' REAR 30'

CENSUS TRACT: 10 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.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

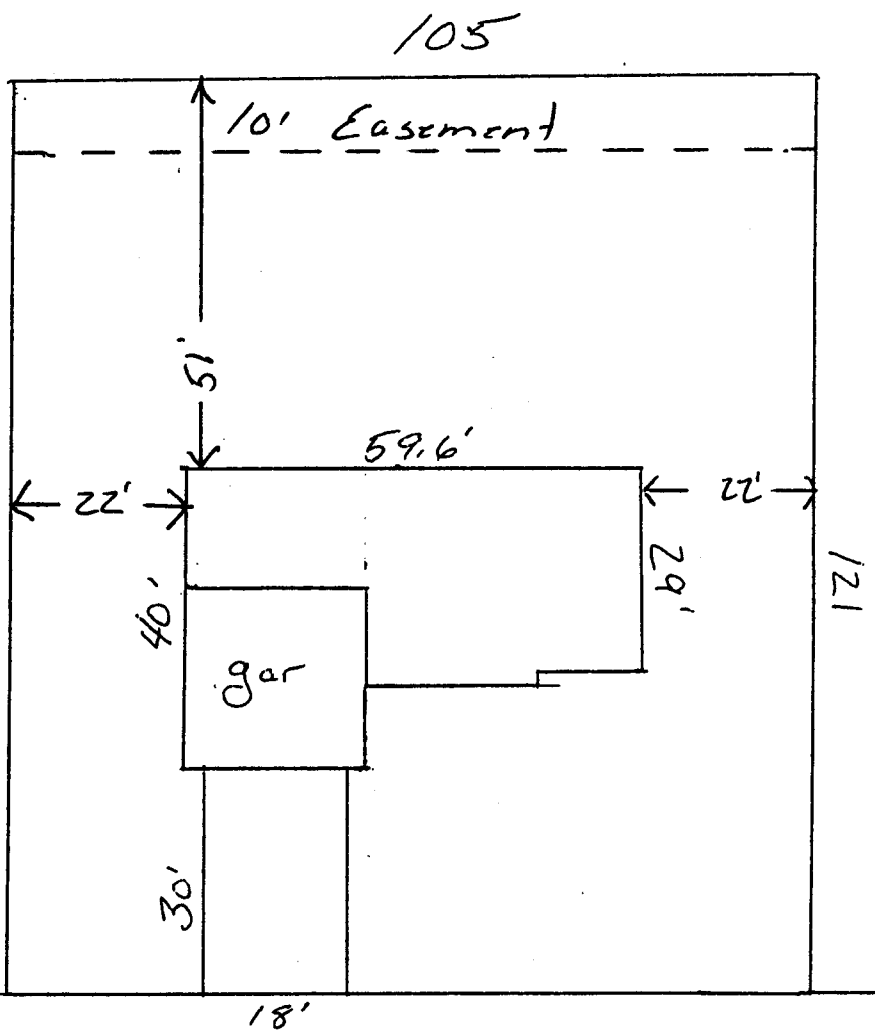
6/1/92  
Date Approved

5-26-92  
Date

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



ACCEPTED *DK* 5-28-92  
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.



Jasmine Ln.