

DATE SUBMITTED: 4-27-92

PERMIT NO. 41597 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS ⁷³⁰ ~~730~~ Jasmine Lane SQ. FT. OF BLDG: 1558

SUBDIVISION Sunset Terrace Replat SQ. FT. OF LOT: 12,385

FILING # _____ BLK # 3 LOT # 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-35-13-002 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NA

OWNER Ralat & Dussy USE OF EXISTING BUILDINGS: NA

ADDRESS 2706 H. Rd. 65

TELEPHONE: 242-2300 DESCRIPTION OF WORK AND INTENDED USE: Residence

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 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

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.

Marcia Petty
Department Approval

R. Dussy
Applicant Signature

4-27-92
Date Approved

Apr. 27, 92
Date

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

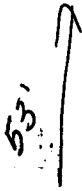
81

70

63

57

105'-0"



42'

22'

60'-0"

10'-0"

18'

72

60

ONE-STORY SINGLE FAMILY
RESIDENCE W/ BASEMENT
1,558 SQ. FT.

38'-0"

72

64

30'-0"

ACCEPTED 4-27-92 *md*
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.

Planning

DATE SUBMITTED: November 17, 1992

PERMIT NO. 43594 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 774 Jasmine Ct.

SQ. FT. OF BLDG: 2640

SUBDIVISION Alpine Meadows

SQ. FT. OF LOT: 8800

FILING # _____ BLK # 2 LOT # 1

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2701-351-45-020

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER Alpine Meadows Development Corp.

USE OF EXISTING BUILDINGS: NA

ADDRESS 1111 So. 12th St.

DESCRIPTION OF WORK AND INTENDED USE: Construction of new single family residence.

TELEPHONE: (303) 245-2505

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

FOR OFFICE USE ONLY

ZONE PR-4.2

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 7' REAR 20'

CENSUS TRACT: 16 TRAFFIC ZONE: 13

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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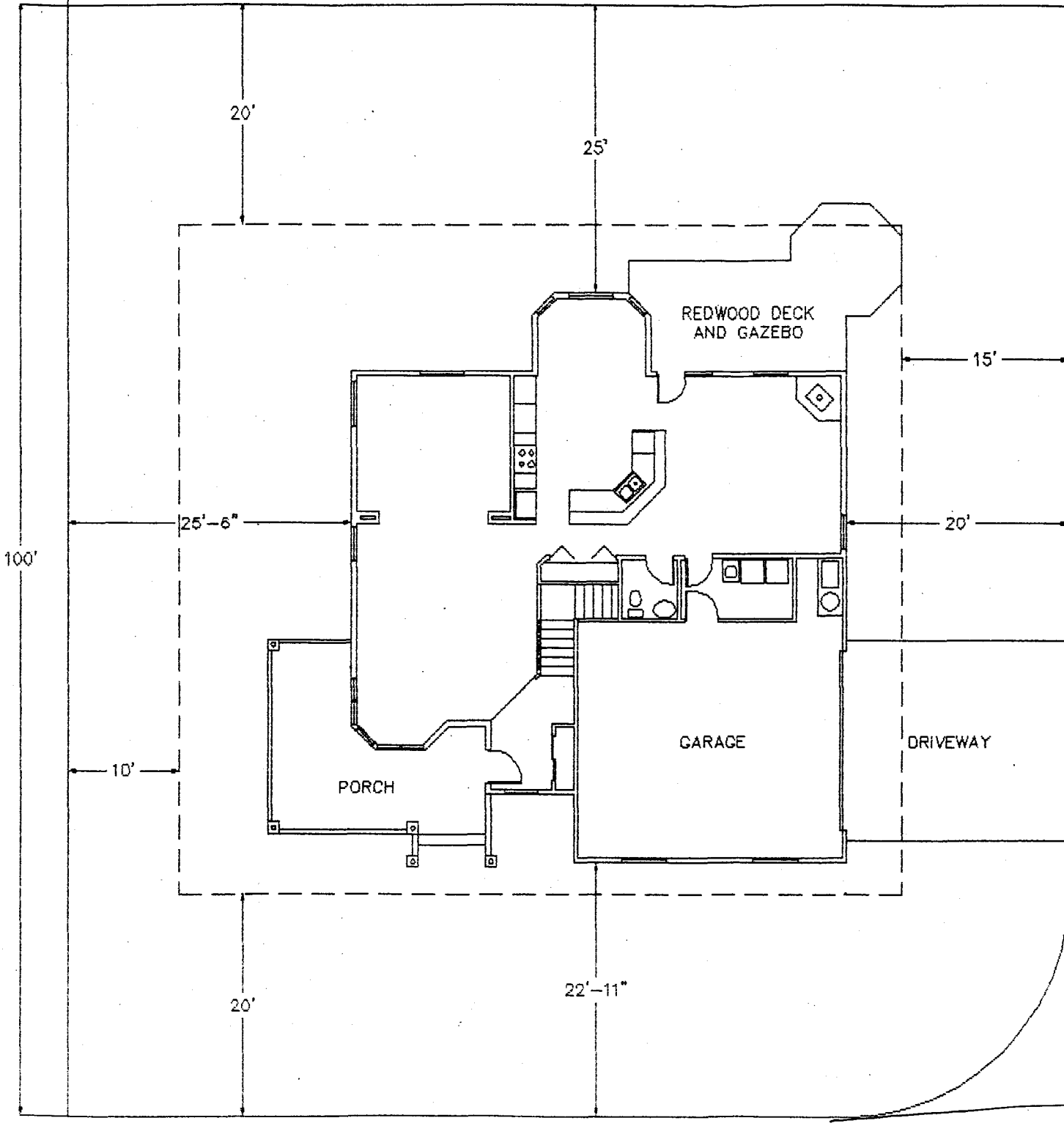
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I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett
Department Approval
11/17/92
Date Approved

[Signature]
Applicant Signature
11/17/92
Date

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



JENKEL RESIDENCE
 774 JASMINE CT.
 ALPINE MEADOWS SUBDIVISION
 GRAND JUNCTION, CO.

DANE LANE

ACCEPTED *A. Bennett*
 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.

30' min

