

DATE SUBMITTED: 8/18/92

PERMIT NO. 42613 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 723 JASMINE SQ. FT. OF BLDG: 1650

SUBDIVISION Sunset Terrace Replat SQ. FT. OF LOT: 10,250-

FILING # - BLK # 9 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-353-14-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: MA.

OWNER Robert L Daussey USE OF EXISTING BUILDINGS: _____

ADDRESS 2706 H. Rd DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 242-2300 _____

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 20 GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 7 REAR 20 CENSUS TRACT: 10 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 32 PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

N/A N/A

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.

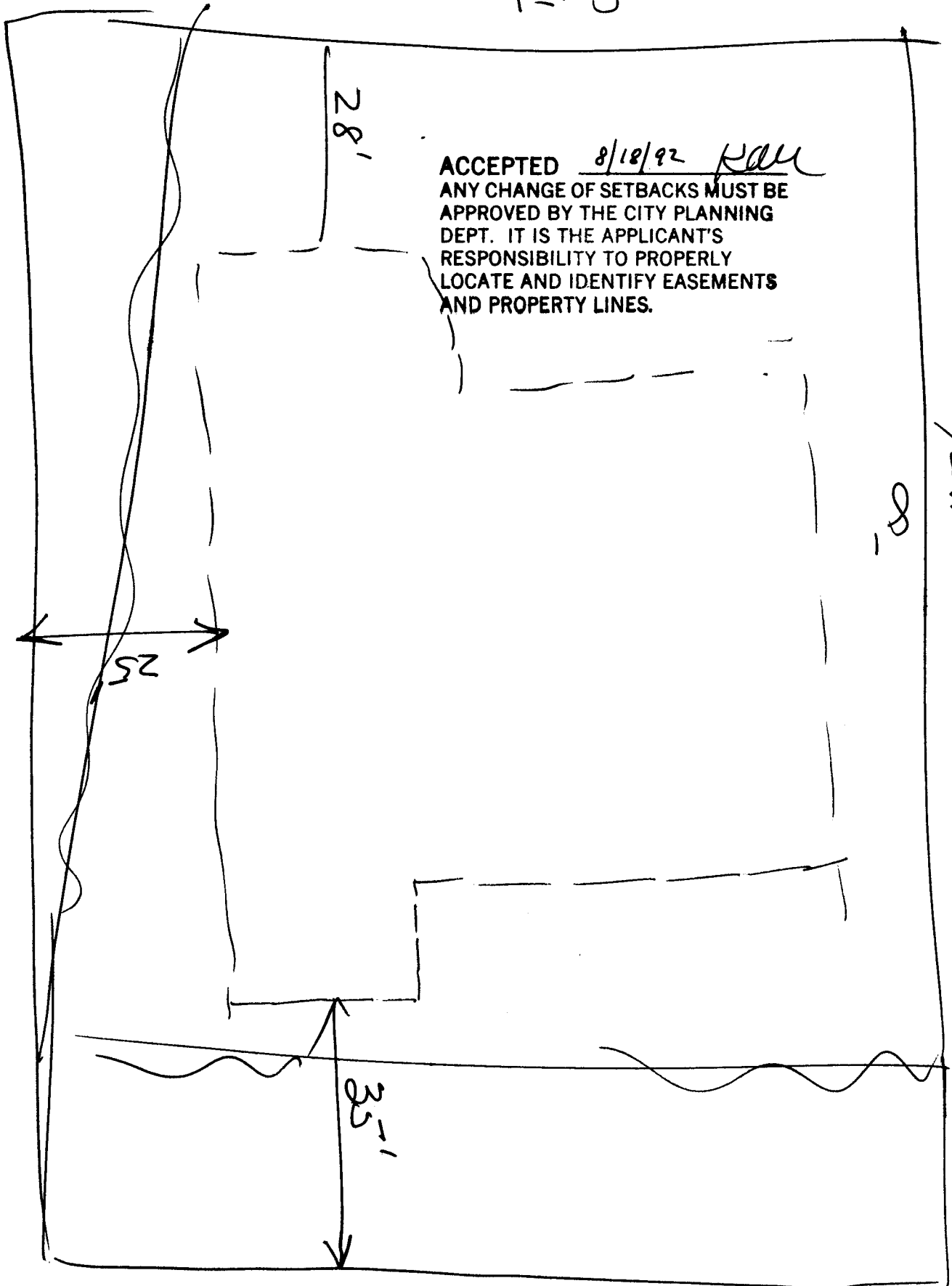
[Signature]
Department Approval
8/18/92
Date Approved

[Signature]
Applicant Signature
Date

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

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ACCEPTED 8/18/92 RAL
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.

8
121'