

DATE SUBMITTED 11-4-93

BUILDING PERMIT NO. 46824  
FEE \$ 500

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 720 JASMINE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1056 #

SUBDIVISION SUNSET TERRACE

FILING - BLK 3 LOT 3

SQ. FT. OF EXISTING BLDG(S) 1558 #

TAX SCHEDULE NO. 2701-353-13-002

NO. OF FAMILY UNITS 1

OWNER KIM DECKERT & MARK WARE

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 720 JASMINE

TELEPHONE 241-6677

DESCRIPTION OF WORK AND INTENDED USE:  
GARAGE STORAGE 24x24

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-4

DESIGNATED FLOODPLAIN: YES        NO X

SETBACKS: Front 20' from property line or        from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES        NO       

Side 3' from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear 10' from property line

PARKING REQ'MT       

Maximum Height 32'

SPECIAL CONDITIONS:       

Maximum coverage of lot by structures 35%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 11-4-93

Date 11-4-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

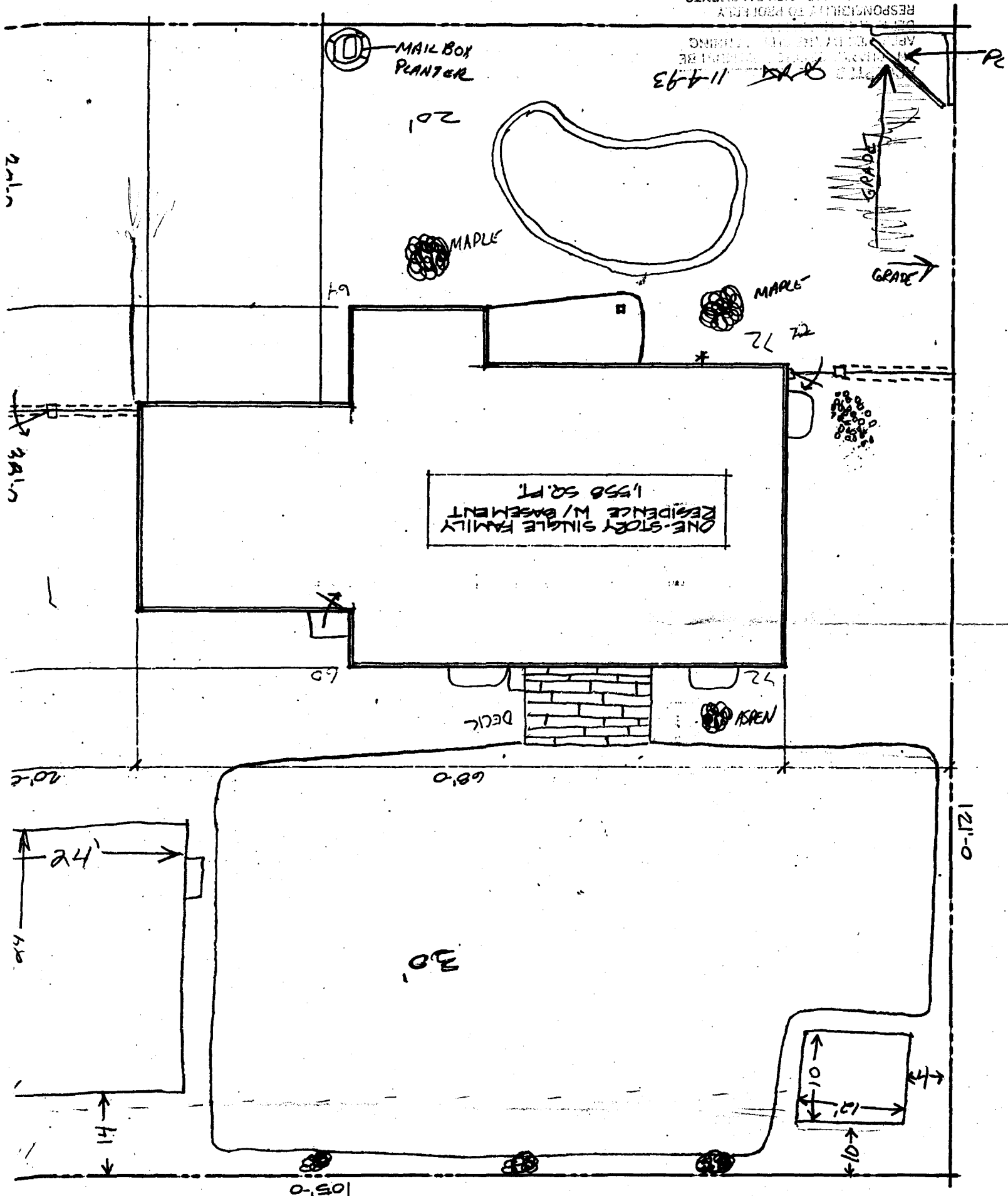


SITE PLAN  
1"=10'-0"

JASMINE  
(SUNSET TERRACE SUBDIVISION)

RESPONSIBILITY TO PROJECT  
LOCATE AND IDENTIFY EXISTENTS  
AND PROPERTY LINES

GAMMA SURVEY  
FREESEE



63 70

$$\begin{array}{r} 750 \\ 30 \\ \hline 780 \\ 24 \\ \hline 804 \\ 24 \\ \hline 828 \end{array}$$