

DATE SUBMITTED: 4/22/93

2 w/ KM

PERMIT NO. 44831

FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 721 Jasmine Lane

SQ. FT. OF BLDG: 1600

SUBDIVISION Sunset Terrace Replat

SQ. FT. OF LOT: 12,705

FILING # _____ BLK # 9 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-353-14-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER Kim M. Deebert

USE OF EXISTING BUILDINGS: N/A

ADDRESS 521 Reed

DESCRIPTION OF WORK AND INTENDED USE: Residence

TELEPHONE: 243-3070

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 1 REAR 30

CENSUS TRACT: 10 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

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
4/23/93
Date Approved

[Signature]
Applicant Signature
4/22/93
Date

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

Lot 2 Bl. 9 Sunset Terrace Replat
721 JASIMINE LANE

ACCEPTED 4/14/93 *lll*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

105'

12,705 # Lot

35'

1,600 #

26'

26'

22'
DRIVE

28'

JASIMINE LANE

