

DATE SUBMITTED 10/26/93

BUILDING PERMIT NO. 46728

FEE \$ 500

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

BLDG ADDRESS 722 Jasmine Ln.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1525 sq. ft.

SUBDIVISION Sunset Terrace

SQ. FT. OF EXISTING BLDG(S) N/A

FILING N/A BLK 3 LOT 2

TAX SCHEDULE NO. 2701-353-13-012

NO. OF FAMILY UNITS one

OWNER Ronald E. + Susan M. Potts

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 2206 Ella Ct. G.S. 81525

TELEPHONE 242-2842

DESCRIPTION OF WORK AND INTENDED USE:
New residence

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

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

GEOLOGIC HAZARD: YES NO

Side 7' from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear 30' from property line

PARKING REQ'MT Will need to install culvert if any drainage

Maximum Height 32'

SPECIAL CONDITIONS: ditch crosses driveway (See City Standards for pipe sizes)

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 Susan M. Potts

Date Approved 10/26/93

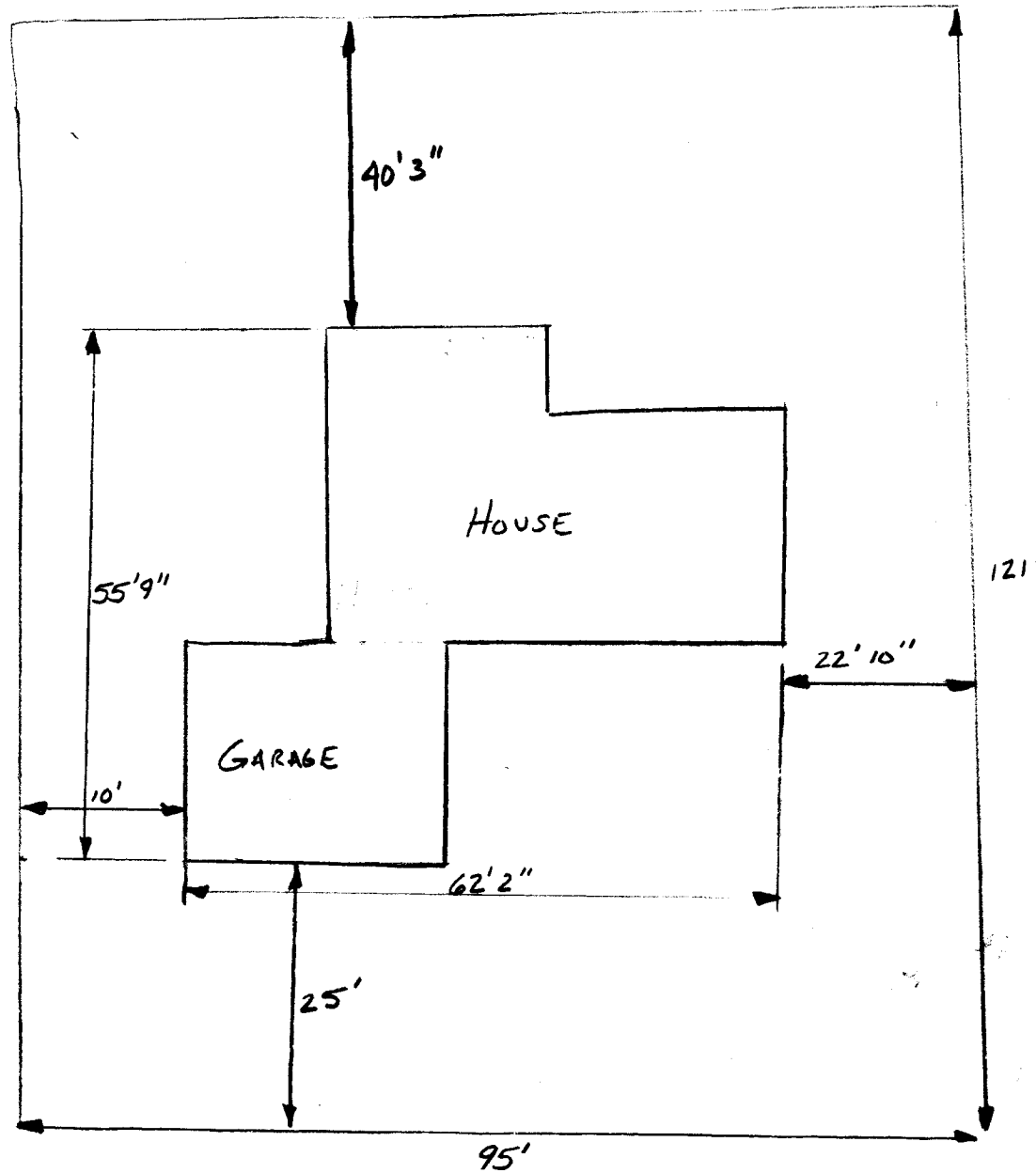
Date 10/27/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

NOT TO
SCALE

ACCEPTED *MP 10-27-93*
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.



722 JASME LN.