

DATE SUBMITTED:

5/14/93

PERMIT NO.

44990 ✓

FEE \$

500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 775 JASMINE CT. SQ. FT. OF BLDG: 42x30-Plus garage 22x204
 SUBDIVISION ALPINE MEADOWS SQ. FT. OF LOT: Approx 80x100-
 FILING # 1 BLK # 10 LOT # 2 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2701-350-45-029 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0
 OWNER BRENT PRUETT USE OF EXISTING BUILDINGS: vacant
 ADDRESS 7710 ~~CANON~~ ROAD PALISADE DESCRIPTION OF WORK AND INTENDED USE: new residence
 TELEPHONE: 434-1862

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: DESIGNATED YES NO X
 SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES NO
 SIDE 7' REAR 20' CENSUS TRACT: 16 TRAFFIC ZONE: 13
 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.

[Signature]

Department Approval

[Signature]

Applicant Signature

5/17/93

Date Approved

5/14/93

Date

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

S 00'00"

N 00'00" 180.81

102.58'

101.42'

99.28'

80.00'

80.00'

PENDING
10' UTILITY EASEMENT

TRACT
"SPEC"
10

0.18 ac.
10' UTILITY EASEMENT

9
0.19 ac.

0.22 ac.

51.42'

C36

60.00'

C8

C9

C10

100'±

41.64'

N 90°00'00" E

101.00'

C15

C17

S 86°58'21" E

AMBER WAY

WAY

53.10'

ACCEPTED
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.

R. Edwards

ROAD

C1

52.00'

C19

C20

53.10'

TRACT

DRAINAGE & UTILITY ESM

N 78°21'16" E

51.20'

B L

51.14'

102.10'

15
0.20 ac.

SOLD
9
0.28 ac.

80.00'

N 90°00'00" E

100.00'

S 74°74'05" E

101.76'

80.00'

14
0.19 ac.

20'

95.60'

0.23 ac.

TRACT

85.00'

100.00'

85.00'

95.60'

139.41'

SOLD
13
0.20 ac.

SOLD
12
0.18 ac.

SOLD
11
0.19 ac.

80.00'

90.00'

100.00'

80.00'

S 00°00'00" E

100.00'

S 00°00'00" E

25'

25'

70.00'

80.00'

60.28'

20'

295.28'

DANE

N 90°00'00" E

La-Tome Stearns
242-2085

455.14'

JORDANNA ROAD

335.33'

N 00°00'00" E

02