

DATE SUBMITTED: 4/14/93

PERMIT NO. _____

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 721 JASIMINE LANE SQ. FT. OF BLDG: 1,600

SUBDIVISION SUNSET TERRACE RE PLAT 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 ROBERT L. DORSEY USE OF EXISTING BUILDINGS: N/A

ADDRESS 2706 H. Rd. G.J. Co. 81506

TELEPHONE: 242-2300 DESCRIPTION OF WORK AND INTENDED USE: RANCH STYLE, RES.

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 30 CENSUS TRACT: 18 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.

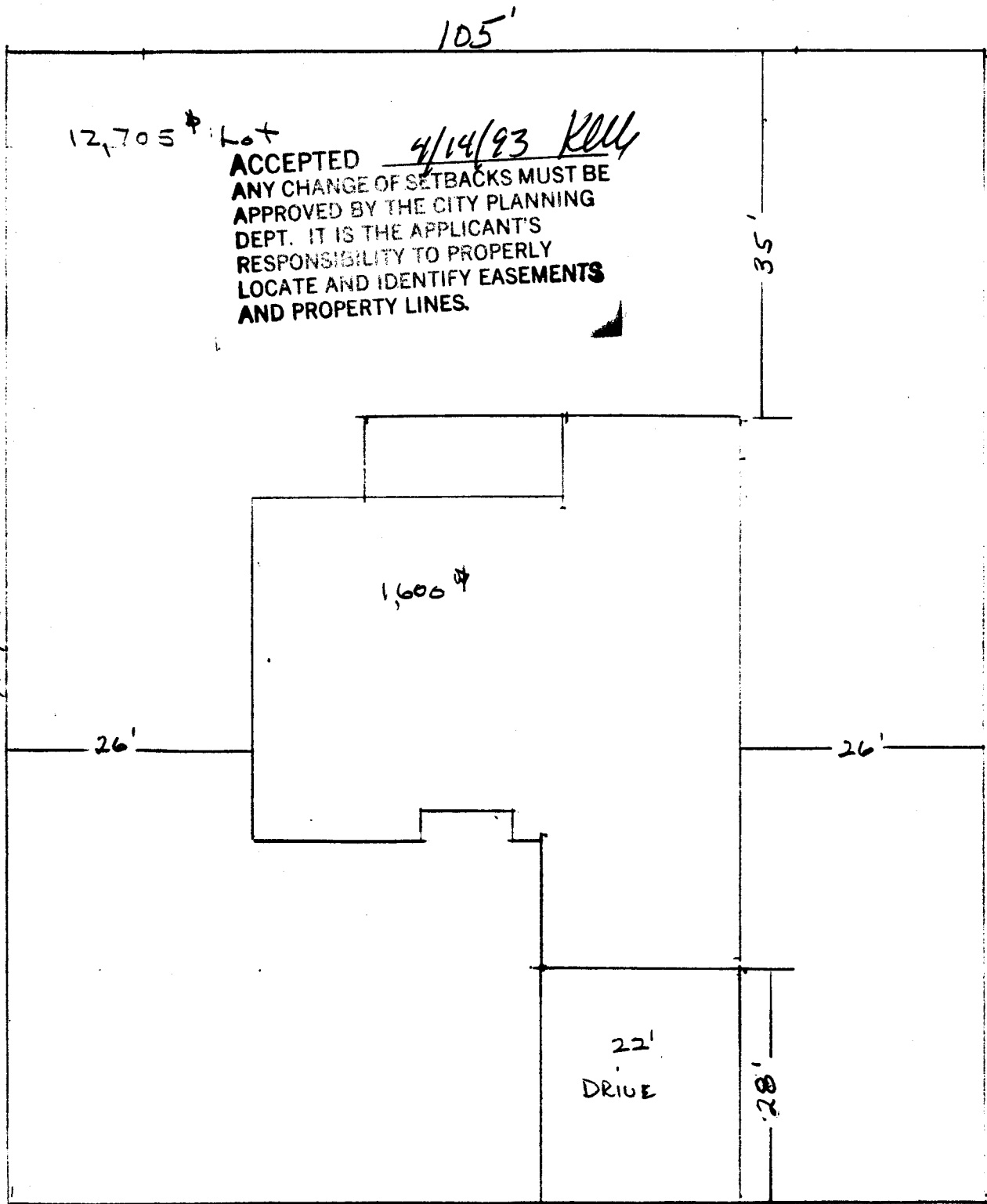
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kurt Metzger
Department Approval
4/14/93
Date Approved

Robert L. Dorsey
Applicant Signature
April 14, 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



12,705 sq ft Lot
ACCEPTED 4/14/93 KLL
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.

JASIMINE LANE



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

April 15, 1993

Robert L. Dorssey
2706 H Road
Grand Junction, CO 81506

Dear Mr. Dorssey:

It has been brought to our attention that the Planning Clearance issued on 4/14/93 for 721 Jasmine Lane was issued in error. Issuance of a permit requires that the public access to the property be built to City standards. Jasmine Lane does not meet current City standards. As the developer of several lots along Jasmine, you are responsible for providing improvements, or escrowing funds for improvements (curb, gutter, sidewalk and half width pavement), for the frontage of the property and providing adequate paved access to the lot if it currently doesn't exist. The estimated cost for the half street improvements is \$40 per linear foot of lot frontage which must be paid prior to issuance of a new Planning Clearance.

This letter will serve as official notice that the Planning Clearance issued on 4/14/93 as referenced above is hereby revoked. If you have further questions please contact me at 244-1430.

Sincerely,

Larry Timm
Director of Community Development