

DATE SUBMITTED 1-19-94

BUILDING PERMIT NO. 49652

FEE \$ 5.00

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

BLDG ADDRESS 705 Jasmine Ln
SUBDIVISION Sunset Terrace
FILING _____ BLK 4 LOT 4
TAX SCHEDULE NO. 2701-353-15-004
OWNER MARK & PATRICIA TORNES
ADDRESS 2604 TEXAS AVE.
TELEPHONE 241-6947

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200 A
SQ. FT. OF EXISTING BLDG(S) Ø
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION Ø

DESCRIPTION OF WORK AND INTENDED USE:
Residential - Single Family Structure

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

ZONE RSF-4
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 7' from property line
Rear 30' from property line
Maximum Height 32'
Maximum coverage of lot by structures 35%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 17
PARKING REQ'MT _____
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

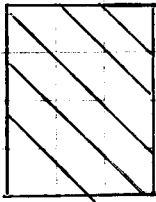
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 1-19-94
[Signature]

Applicant Signature Mark Tornos
Date 1-19-94

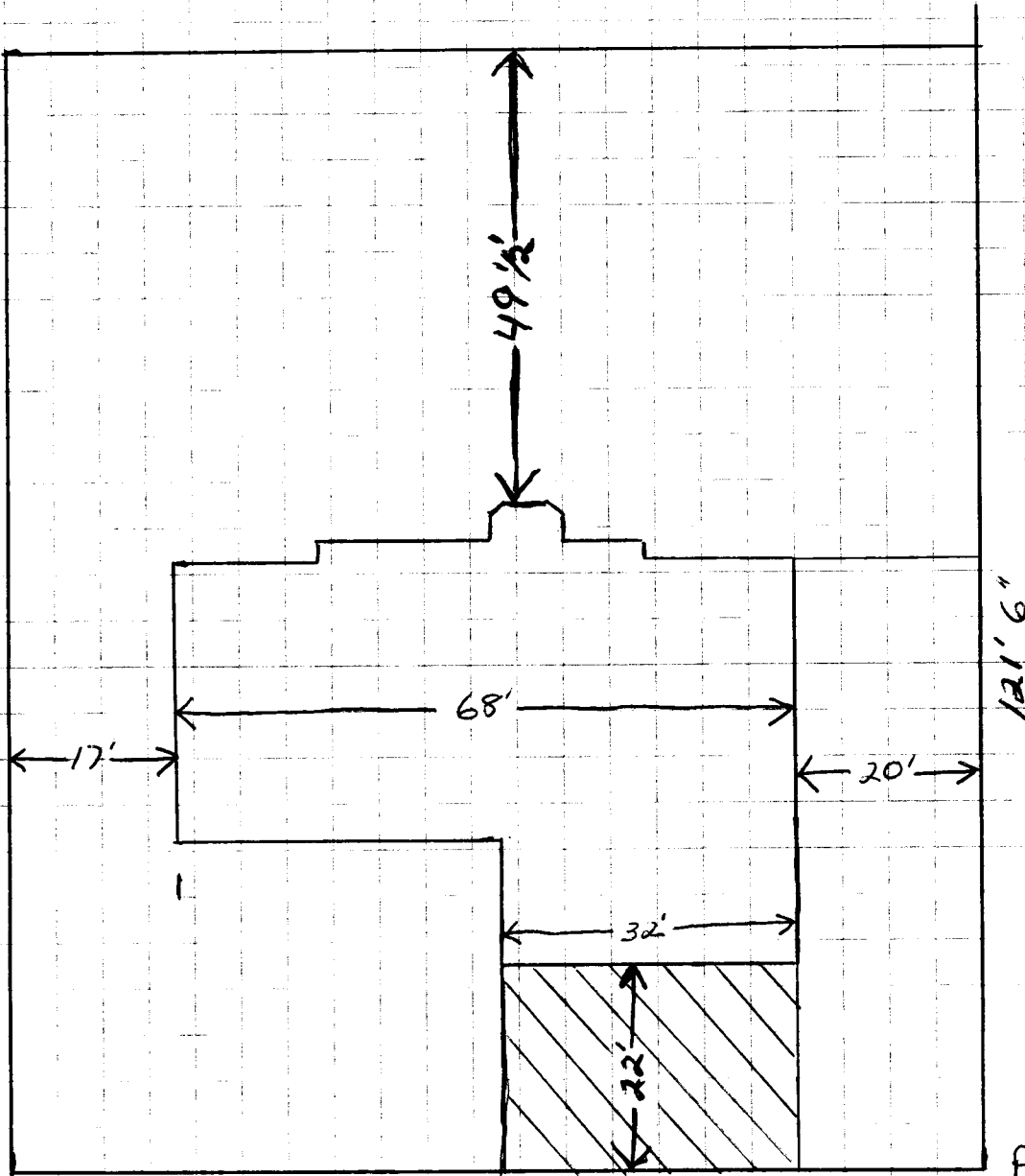
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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



Parking

ACCEPTED *MP 1-19-44*
ANY CHANGE OF DIMENSIONS MUST BE
APPROVED BY THE
DEPT. OF PUBLIC WORKS
RESPONSIBLE FOR THE PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



105' 705 Jasmine Lane