

DATE SUBMITTED 4-4-94

BUILDING PERMIT NO. 48227

FEE \$ 500

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

BLDG ADDRESS 724 Jasmine Lane
SUBDIVISION Sunset Terrace Replat
FILING BLK 3 LOT 1
TAX SCHEDULE NO. 2701-353-13-001
OWNER Robert L. Daussey
ADDRESS 3122 American Dr.
TELEPHONE 242-2300

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
SQ. FT. OF EXISTING BLDG(S) N/A
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA
DESCRIPTION OF WORK AND INTENDED USE:
Residence

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 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 X
GEOLOGIC HAZARD: YES NO
CENSUS TRACT 10 TRAFFIC ZONE 17
PARKING REQ'MT
SPECIAL CONDITIONS: \$1,815 paid for street improvements per Don Newton

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).

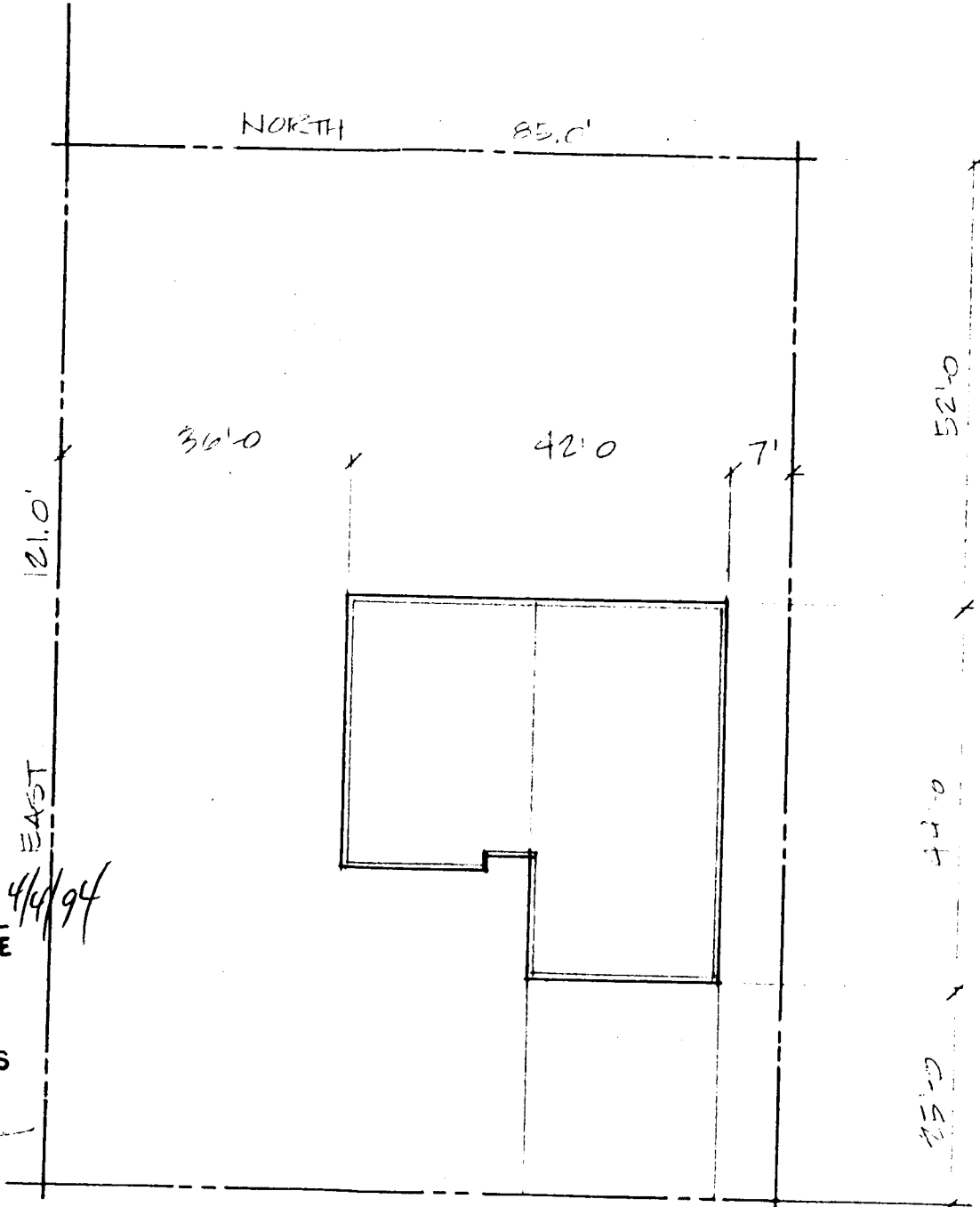
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 4-4-94

Applicant Signature [Signature]
Date 3/22/94

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

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



ACCEPTED R.D. Edwards 4/4/94
 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.

— JASMINE —
 124 Jasmine Lane
 NORTH
 SITE PLAN