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TCP \$	<u>—</u>

BLDG PERMIT NO. 56729

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

5

3027-1200-02-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 779 JASMINE CT TAX SCHEDULE NO. 2701-351-45-027
 SUBDIVISION ALPINE MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 70 ft²
 FILING 1 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2350
 (1) OWNER Gene Kinsey NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 779 JASMINE CT
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-6095 USE OF EXISTING BLDGS HOME
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: addition
 (2) ADDRESS _____ 8' x 7' by 8'9" sun roof over existing patio
 (2) TELEPHONE _____

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR4.2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 20'19' from PL Special Conditions patio cover can
 Maximum Height 32' never be enclosed
 CENSUS TRACT 16 TRAFFIC ZONE 13

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gene Kinsey Date 7-1-96

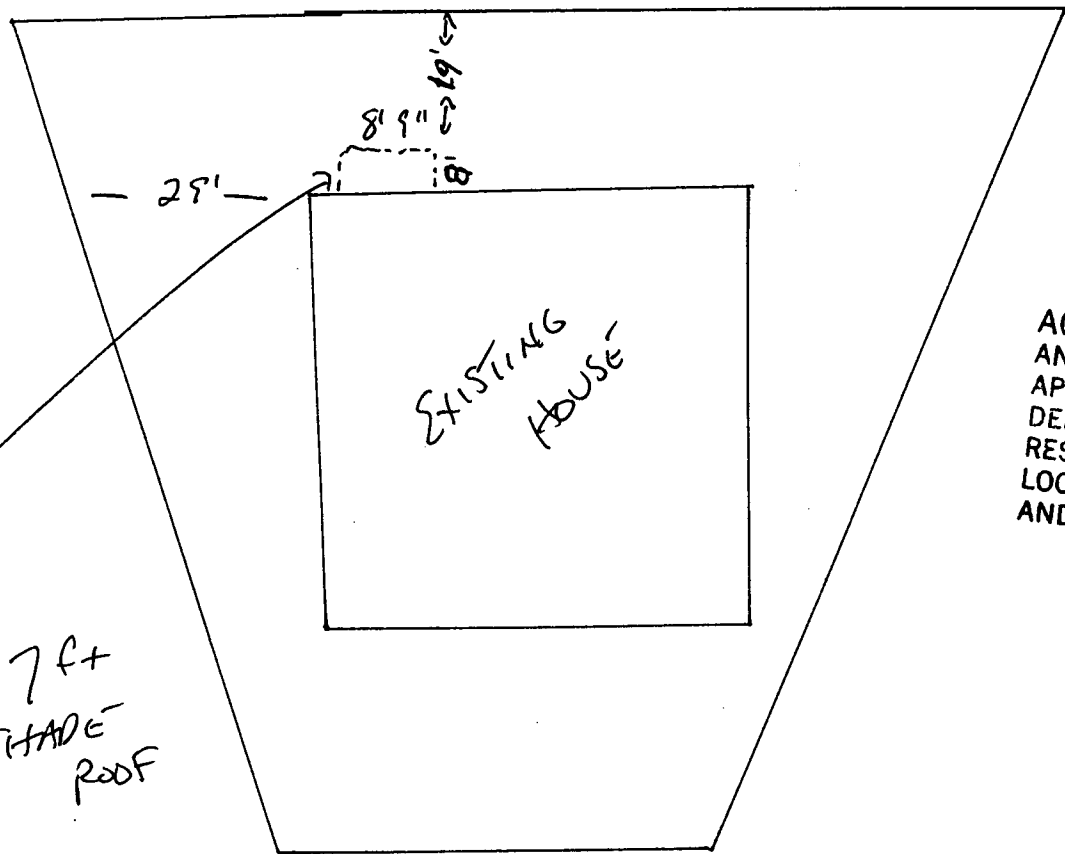
Department Approval Marcia Rabideaux Date 7-3-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A

Utility Accounting Mellie Fowler Date 7-3-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Proposed
8'9" by 7ft
PATIO SHADE
ROOF

ACCEPTED APR 9-3-96
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.

779 JASMINE CT.