

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. None Req'd

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**



BLDG ADDRESS 719 Jasmine Lane TAX SCHEDULE NO. 2701-353-14-003  
 SUBDIVISION Sunset Terrace SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120 sq ft  
 FILING \_\_\_\_\_ BLK 9 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1390 sq ft  
 (1) OWNER Stanley K Werner NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 719 Jasmine Lane  
 (1) TELEPHONE 970-245-1141 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Stanley K Werner USE OF EXISTING BLDGS house  
 (2) ADDRESS 719 Jasmine Lane DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 970-245-1141 storage shed

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-4 Maximum coverage of lot by structures 3570  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater Special Conditions ~~3~~  
 Side 3' from PL Rear 10' from PL  
 Maximum Height 32'  
 CENSUS 10 TRAFFIC 17 ANN# \_\_\_\_\_

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).

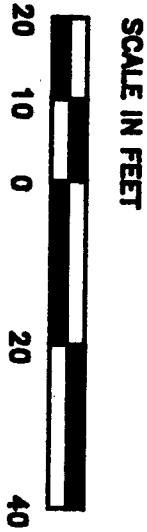
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Stanley K Werner Date 8/20/97  
 Department Approval Scott J. Castello Date 8/20/97

Additional water and/or sewer tap fee(s) are required. YES \_\_\_\_\_ NO X W/O No. 3021-6785-01-1  
 Utility Accounting Chris Barber Date 8-20-97

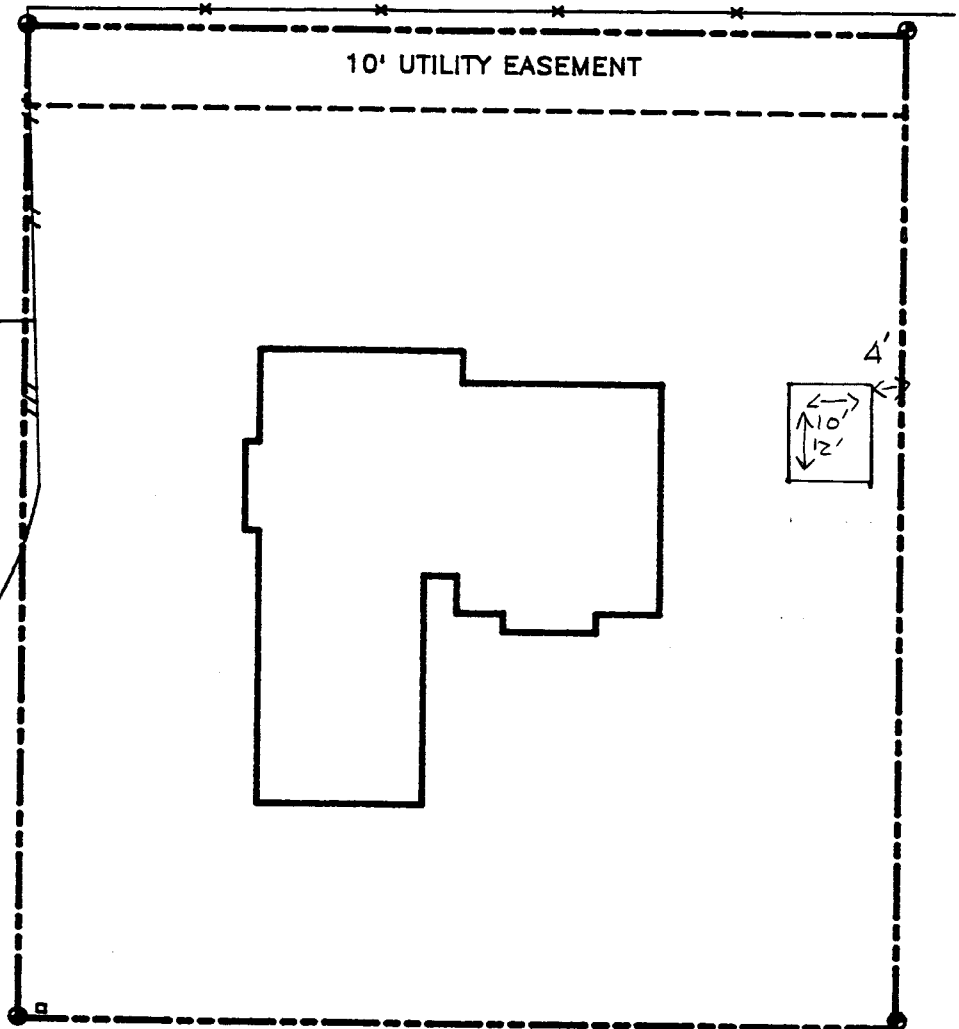
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Stan Werner  
719 Jasmine Lane  
Grand Jct CO

81506



ACCEPTED SLC 8/20/97  
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