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BLDG PERMIT NO. 68803



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 778 JASMINE CT. TAX SCHEDULE NO. 2701-351-45-026
 SUBDIVISION ALPINE MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1008~~ 144 sq ft.
 FILING _____ BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 2800 ±
 (1) OWNER Rodney & Kelli Forsythe NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 778 JASMINE CT.
 (1) TELEPHONE 970-241-4094 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Home
 (2) ADDRESS | DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ STORAGE

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 PR4.2 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 5' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions ACCO approval req'd
 CENSUS 16 TRAFFIC 13 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 Rodney Forsythe Date 2-5-99
 Department Approval Santa J. Costello Date 2-5-99

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

Utility Accounting KDuncan Date 2/5/99

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)

ACCEPTED *5/22/5-99*
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.

AMBER WAY

N 61°39'23" E 80.04'

N 27°30'35" E 118.74'

S 00°00'00" E 155.00'

S 78°27'55" W 103.03'

Covered
Wood Deck

Two Story
Frame House

10' Utility Easement

7.00'
40.44'
7°00'45" W

