

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 82608



Your Bridge to a Better Community

BLDG ADDRESS 717 Jasmine Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION Deck 192 + stairway

TAX SCHEDULE NO. 2701-353-14-004 SQ. FT. OF EXISTING BLDGS 2826

SUBDIVISION Sunset Terrace Replat TOTAL SQ. FT. OF EXISTING & PROPOSED Heated 2826 Deck 192

FILING _____ BLK 9 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Douglas K. & Donna Shaucraft NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 717 Jasmine Ln. USE OF EXISTING BUILDINGS Single family Housing

(1) TELEPHONE 242-6536 DESCRIPTION OF WORK & INTENDED USE Add new deck & new stairs to south side of house replace decking on existing deck's

(2) APPLICANT JAMES H. PALMER TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 640 35 1/2 Rd.

(2) TELEPHONE 464-0122

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 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 H. Palmer Date 10-7-02

Department Approval Gayleen Henderson Date 10-7-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No dig in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>10/7/02</u>

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

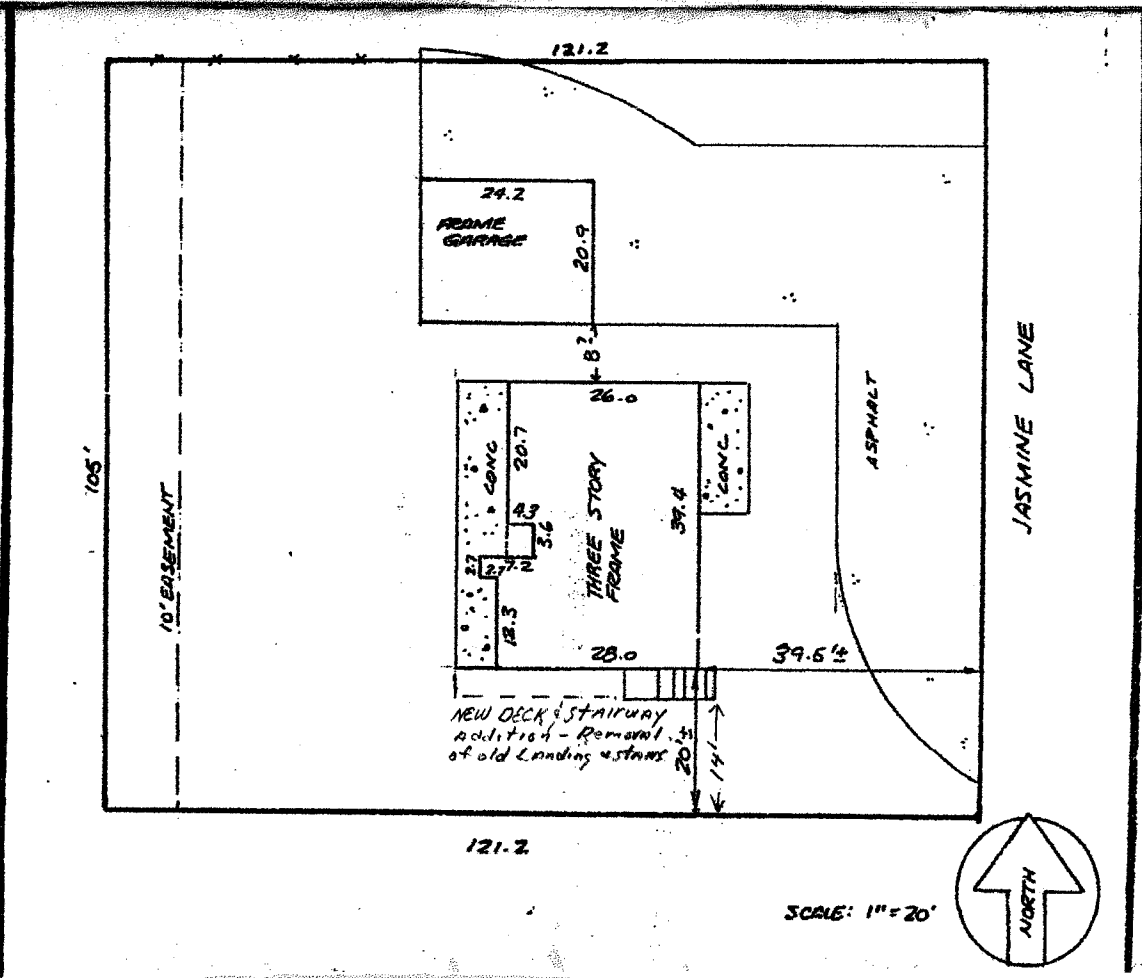
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10-7-02

Gayleen Henderson

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



717 Jasmine Ln
Grand Jet, Co.