

DATE SUBMITTED: 9/16/91

PERMIT NO. 39709

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 720 BRASSIE DR. SQ. FT. OF BLDG: 2153

SUBDIVISION: PARTEE HGTS. SQ. FT. OF LOT: 13340

FILING NO. BLK NO. 5 LOT NO. 10 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2701-364-10-005 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER: GARY & DIANE DERUSH USE OF EXISTING BUILDINGS: N/A

ADDRESS: 1352 MAIN ST. CITY

TELEPHONE: 241-2335 DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE R/F-4 FLOODPLAIN: YES NO X

SETBACKS: FRONT 20 GEOLOGIC HAZARD: YES NO X

SIDE 7 REAR 25 CENSUS TRACT: 10 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 32 PARKING REQ'MT

LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS:

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

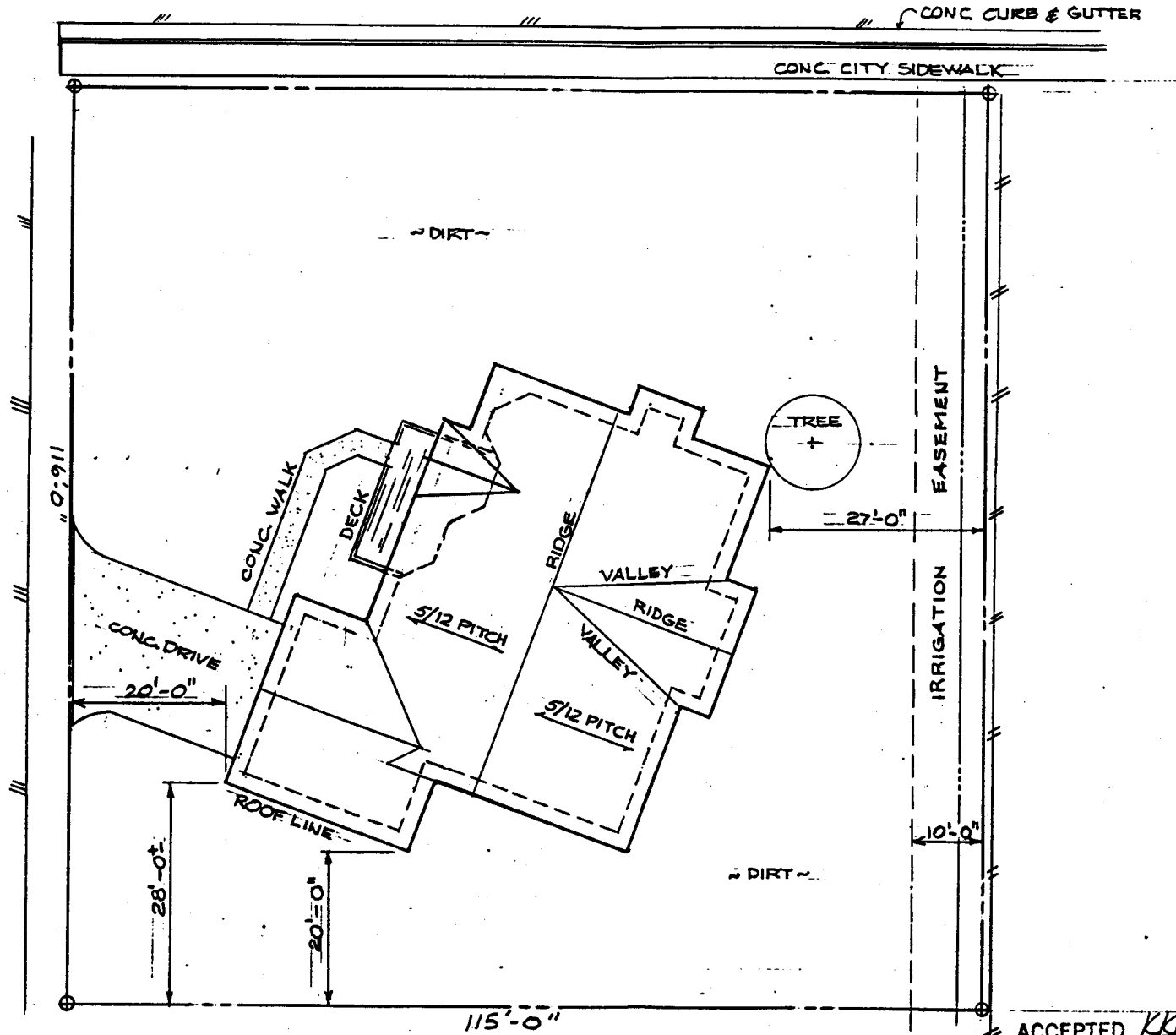
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kirsten L. Albrecht
Department Approval
9/16/91
Date Approved

Gary D. DeRush
Applicant Signature
9/16/91
Date

NINE IRON DRIVE

BRASSIE DRIVE



NORTH

PLOT PLAN

SCALE 1/16" = 1'-0"

ACCEPTED *KKA* 9/6/91
 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.