

DATE SUBMITTED: 10/7/92

PERMIT NO. 43121 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 702 Brassie Dr.

SQ. FT. OF BLDG: 1200 approx

SUBDIVISION partee Hgts.

SQ. FT. OF LOT: 13,674

FILING # _____ BLK # 2 LOT # 001

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-364-02-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Dwain Stone

USE OF EXISTING BUILDINGS:
Single family residence

ADDRESS 702 Brassie Dr.

DESCRIPTION OF WORK AND INTENDED USE:
new garage (576 SF)
& new driveway

TELEPHONE: 245-6898

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

FOR OFFICE USE ONLY

ZONE RSE-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from front

GEOLOGIC HAZARD: YES _____ NO X

SIDE 3' REAR 10'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:
needs to check on driveway access

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.

Angeline Barrett
Department Approval

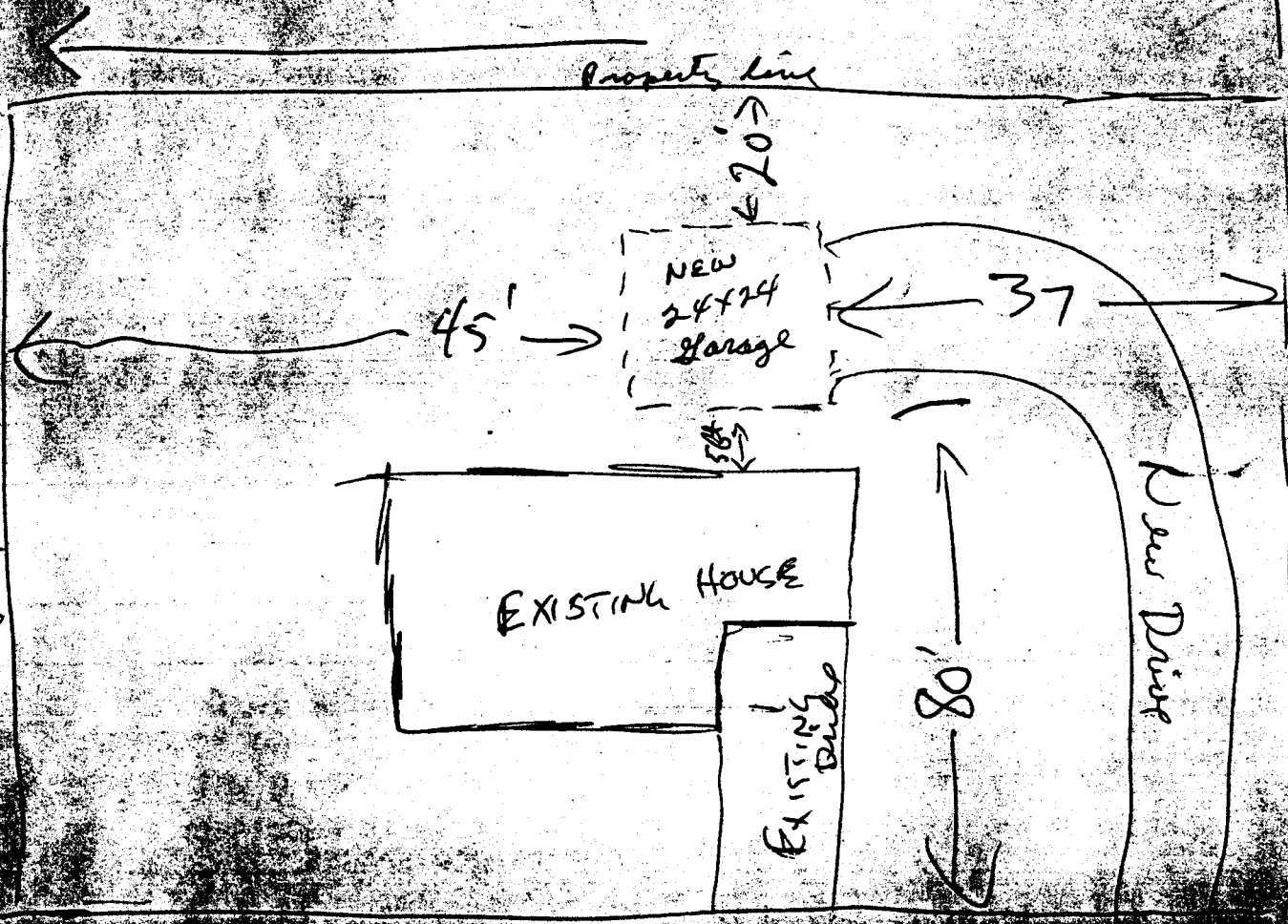
William Tiefenbach
Applicant Signature

10/7/92
Date Approved

10/7/92
Date

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

North



Drainage Ditch

Brassic Pt.

BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND
 PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SET
 BACKS MUST BE APPROVED, IN WRITING, BY THE PLANNING DEPARTMENT.

APPLICANT SIGNATURE William Trefenbach

APPROVED BY: _____ DATE _____
 PLANNING DEPARTMENT STAFF