

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>

BLDG PERMIT NO. <u>53031</u>

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 705 Brassie Dr. TAX SCHEDULE NO. 2701.364.03-008

SUBDIVISION Parte Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x16

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2000

(1) OWNER Eileen F. Wamboldt NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 705 Brassie Dr.

(1) TELEPHONE 244-1634 (H) 245-4434 (H) NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT self USE OF EXISTING BLDGS home

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ wood shed on slab

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 4' from center of ROW, whichever is greater

Side 3' from PL Rear 10' from PL Special Conditions _____

Maximum Height 32' CENS.T. 10 T.ZONE 21 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 E. J. Wamboldt Date 8/4/95

Department Approval Ronnie Edwards Date 8/4/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3021-5900-05-8

Utility Accounting Chad Anderson Date 8-4-95

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)

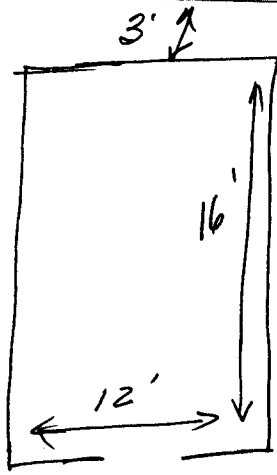
705 BRASSIE Dr.
2701-364-03-008

Fence

Fence

Fence

BRASSIE



Herbert wooden storage shed
Attached to concrete slab

sidewalk

S
I
D
E
W
A
L
K

House

Patio

ACCEPTED *Ronnie 8/4/95*
 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.