

Planning \$ <u>1000</u>	Drainage \$
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59637</u>
FILE #

PLANNING CLEARANCE *Single Family*

3021-5990-0514

~~(site plan review, multi-family development, non-residential development)~~
Grand Junction Community Development Department

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 717 BRASSIE DR. TAX SCHEDULE NO. 2701-364-09-007

SUBDIVISION Partee Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 174

FILING NA BLK 9 LOT 7 SQ. FT. OF EXISTING BLDG(S) 960

(1) OWNER J.A. PARKER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 717 BRASSIE DR. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-8950

(2) APPLICANT P.C.H. ENT. INC. USE OF ALL EXISTING BLDGS Residence

(2) ADDRESS 2895 E 70. B. DESCRIPTION OF WORK & INTENDED USE: ADDITION
OF BEDROOM

(2) TELEPHONE 248-0025

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ZONE RSF-5 Landscaping / Screening Required: YES NO

SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req't 2

Side 5' from PL Rear 25' from PL Special Conditions: 90 Coverage - 35%

Maximum Height 32'

Maximum coverage of lot by structures _____ Census Tract 10 Traffic Zone 21 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 3-19-97

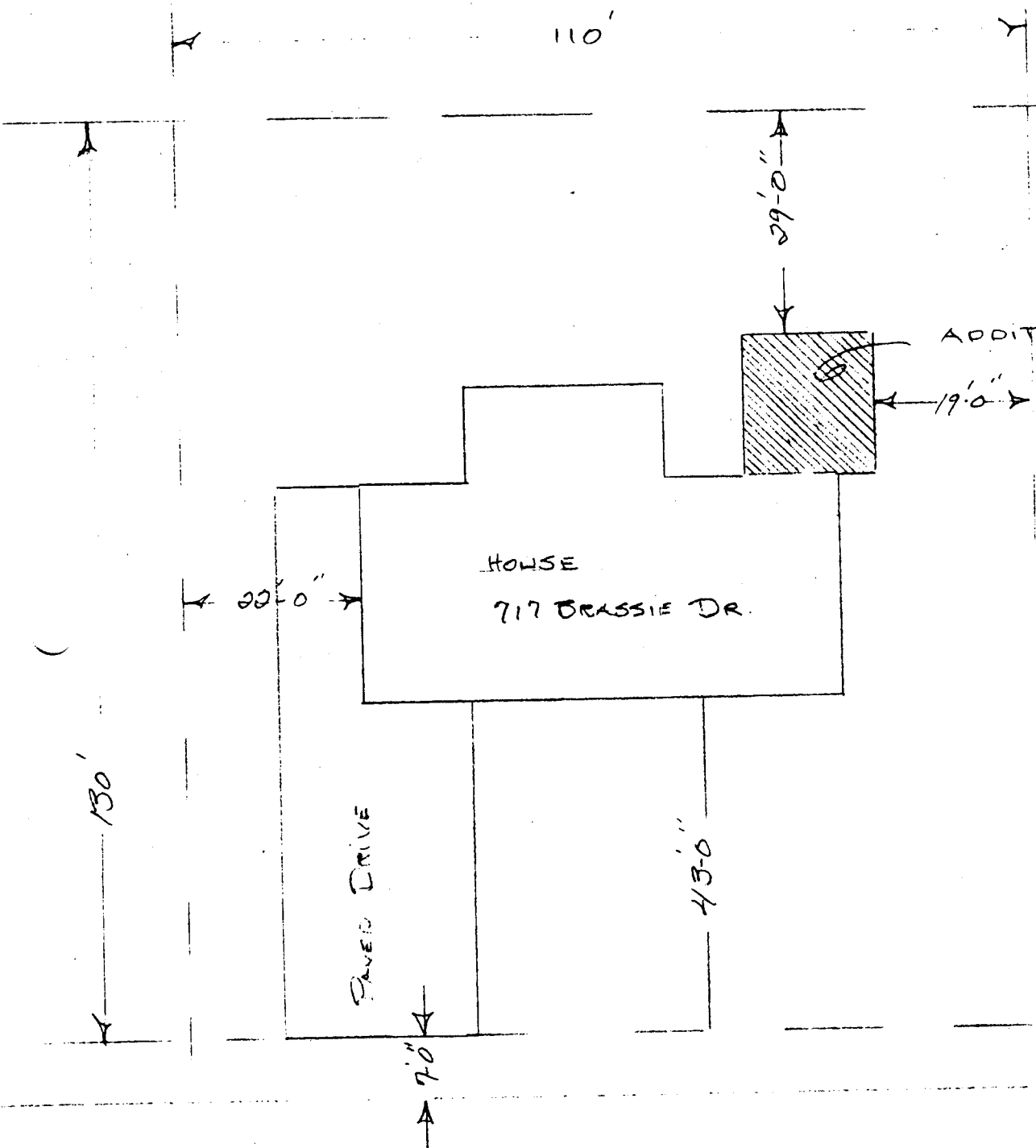
Department Approval [Signature] Date 3-19-97

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

Utility Accounting [Signature] Date 3/19/97

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)



NOT

SITE

PAVING

BRASSIE DR.

ACCEPTED SLC 3/19/97
 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.