

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

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

BLDG PERMIT NO. _____

Building Address 64313-9237
710 Brassie Dr.
 Parcel No. 2701-364-02-005
 Subdivision Partee Heights
 Filing 1st Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2050 Sq. Ft. Proposed 513
 Sq. Ft. of Lot / Parcel 12,075 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2643

OWNER INFORMATION:

Name Chris + Debbie Kadel
 Address 710 Brassie Dr.
 City / State / Zip Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Expand existing garage - KP into 2 Car Garage
 *TYPE OF HOME PROPOSED:

APPLICANT INFORMATION:

Name Chris Kadel
 Address 710 Brassie Dr.
 City / State / Zip Grand Jct, CO 81506
 Telephone 970-257-7194

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RNF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)		

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 Chris Kadel Date 7-31-04
 Department Approval [Signature] Date 8-9-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Expand Garage</u>
Utility Accounting	Date <u>8/9/04</u>		

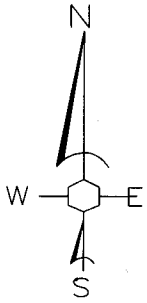
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Kadel Property - Garage Addition

710 Brassie Dr

Grand Junction, CO 81506

2701-364-02-005



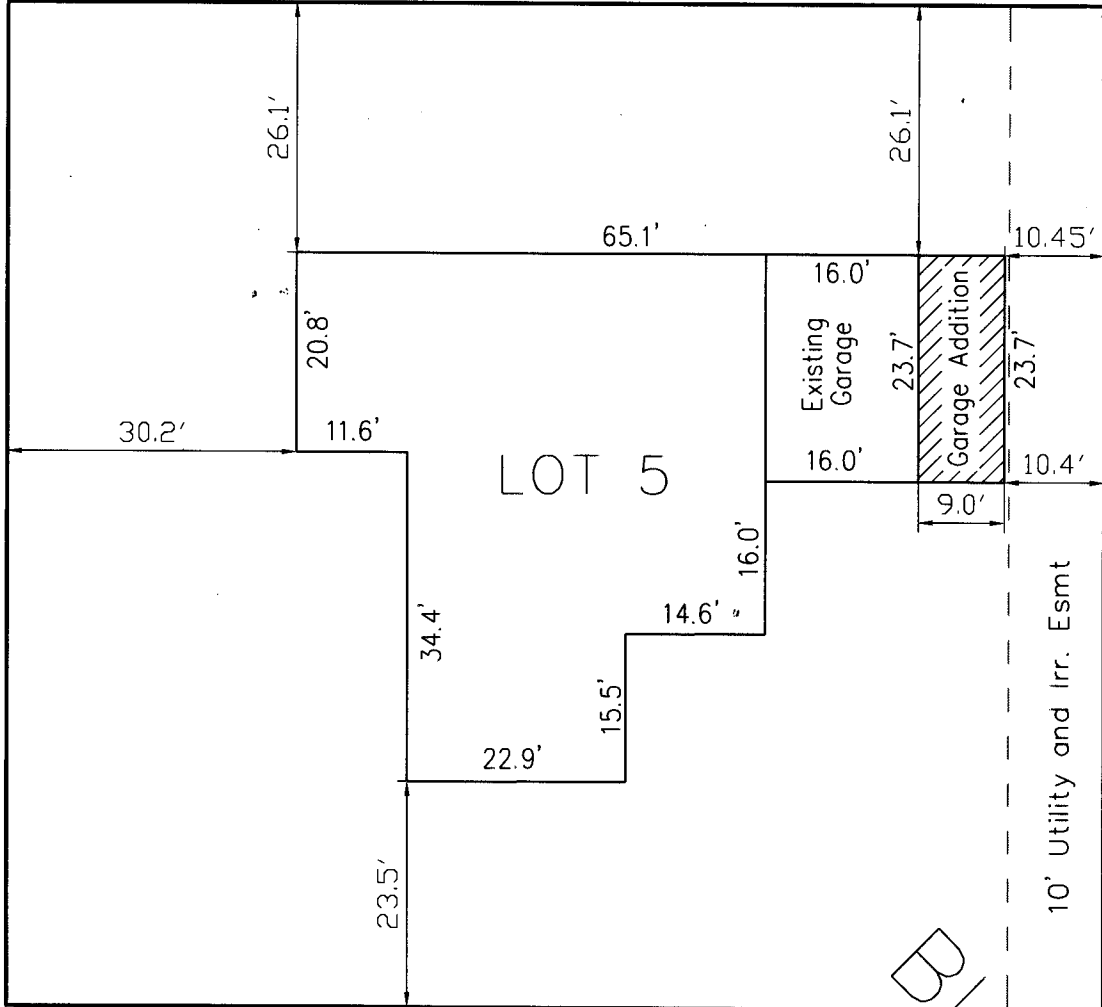
GRAPHIC SCALE:
1" = 20'

FAIRWAY DRIVE (50' ROW)

BRASSIE DRIVE (50' ROW)

S 00°34'47" W 104.83'

N90°00'00"E 114.73'



S89°56'30"E 114.78'

N00°01'59"E 104.95'

LOT 4

BLOCK

2

ACCEPTED BY *Mark Stolz*
 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.