

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

New Home
 BLDG PERMIT NO. 74270



Your Bridge to a Better Community

BLDG ADDRESS 206 1/2 Chipeta Court. SQ. FT. OF PROPOSED BLDGS/ADDITION 1827

TAX SCHEDULE NO. 2943-294-18-006 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Chipeta Pines Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER BEHRENS Building Inc NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 3008 Zenobia G.J. 81504 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970 434-2683 / 261-2513 DESCRIPTION OF WORK & INTENDED USE Residential Home

(2) APPLICANT BEHRENS Building Inc TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3008 Zenobia G.J. 81504

(2) TELEPHONE 970 434-2683

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 PK 3.9 Maximum coverage of lot by structures _____

SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15 from PL, Rear 25 from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS 82 TRAFFIC 13 ANN# _____

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 Denny C. Behrens Date 3-8-2000

Department Approval V. H. Hagan Date 3/27/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>12972</u>
Utility Accounting <u>J. Adams</u>	Date <u>3-27-00</u>	

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)

ACCEPTED
ANY CHANGE OF TEAM'S AIDE
AND CHANGE OF TEAM'S AIDE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

170

0.000

122'-8 3/4"

15'-0"

15'-0"

25'-0"

29'-2"

15'-0"

15'

15'-0"

Driveway

15'-0"

42'-8 1/2"

25'-0"

43'-2"

45'-8 1/2"

10' min.

5065013**

DRIVE O.K.

[Signature]
3/13/00

200 1/2 Chipeta Court

