

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

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

BLDG PERMIT NO. 75567



Your Bridge to a Better Community

ex

BLDG ADDRESS 2045 Chipeta^{Pines} Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2016 sqft

TAX SCHEDULE NO 2943-294-18-009 SQ. FT. OF EXISTING BLDGS _____

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

FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:

(1) OWNER Behrens Builders Before: _____ After: 1 this Construction

(1) ADDRESS 3008 Zenobia Ct. 81504 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-434-2683 Before: _____ After: 1 this Construction

(2) APPLICANT Behrens Builders USE OF EXISTING BUILDINGS _____

(2) ADDRESS 3008 Zenobia Ct. 81504 DESCRIPTION OF WORK & INTENDED USE Residential Home

(2) TELEPHONE 970-434-2683 TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC) _____

Manufactured Home (HUD) _____ Other (please specify) _____

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE DR3.9 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 Parking Req'mt 2

Side 15' from PL, Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS 13 TRAFFIC 82 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 6-19-2000

Department Approval Ronnie Edwards Date _____

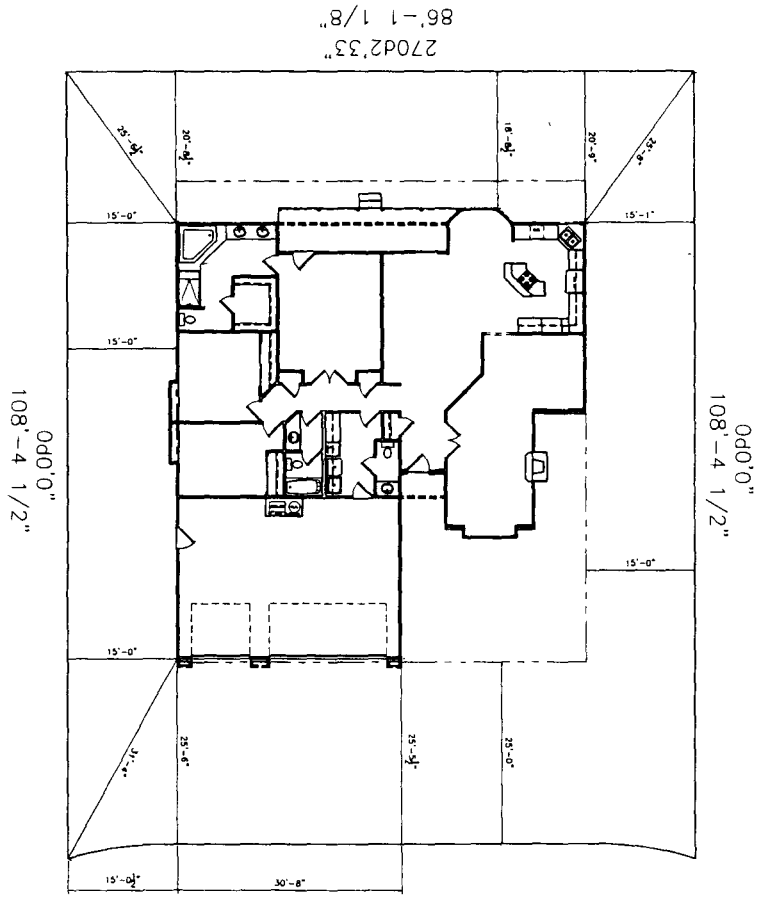
Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No <u>13193</u>
Utility Accounting	<u>Debi Overholt</u>	Date	<u>6/21/00</u>

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)

NOTICE: I, THE UNDERSIGNED, AS ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON, HEREBY CERTIFY THAT I AM THE AUTHOR OF THE DESIGN OR CONSTRUCTION OF THE SAME.

ACCEPTED *Ronnie - 6/20/00*
 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.



CHIPETA PINES
 BLOCK 2
 LOT 4

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)
PLOT PLAN

204.5 CHIPETA COURT DRIVE OK
SH
 6/20/00

86-46/40

SHEET 3	DATE	1-16-00
	SCALE	1/8" = 1'-0"
	PROJECT	

BEHRENS' BUILDING INC
PLOT PLAN

Auto **DRAFT**
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

REVISIONS	NO.	DATE	BY	DESCRIPTION