

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

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

BLDG PERMIT NO. 90873



Building Address 2613 ASTER
 Parcel No. 2701-353-63004
 Subdivision 2620 RD Sub
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs _____ Proposed 2273
 Sq. Ft. of Lot / Parcel 11,194
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DENNY C. BEHRENS
 Address 235 ARLINGTON DR
 City / State / Zip Grand Junction 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name DENNY C. BEHRENS
 Address 235 ARLINGTON DR.
 City / State / Zip Grand Junction Co.
 Telephone 970 241-8058

***TYPE OF HOME PROPOSED:**

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>RMF-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 <u>Approval. Ltr for Eng.</u>
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)	<u>foundation required</u>

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).

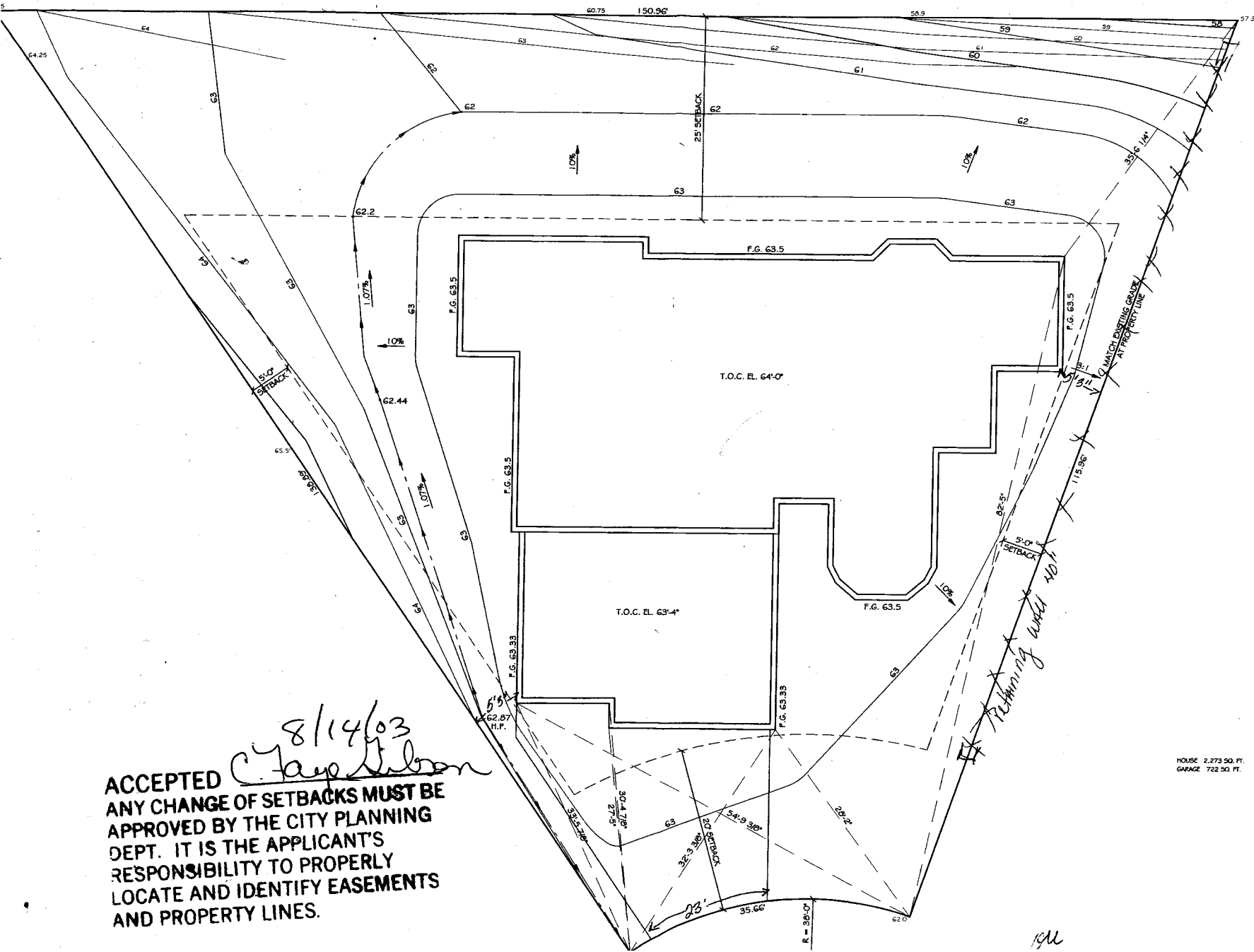
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Denny C. Behrens Date 8/13/03
 Department Approval NA C. Faye Johnson Date 8/14/03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. _____
Utility Accounting <u>DO NOT</u> Date <u>8/14/03</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)

ACCEPTED *C. Taylor* 8/14/03
 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.



HOUSE 2,273 SQ. FT.
 GARAGE 722 SQ. FT.

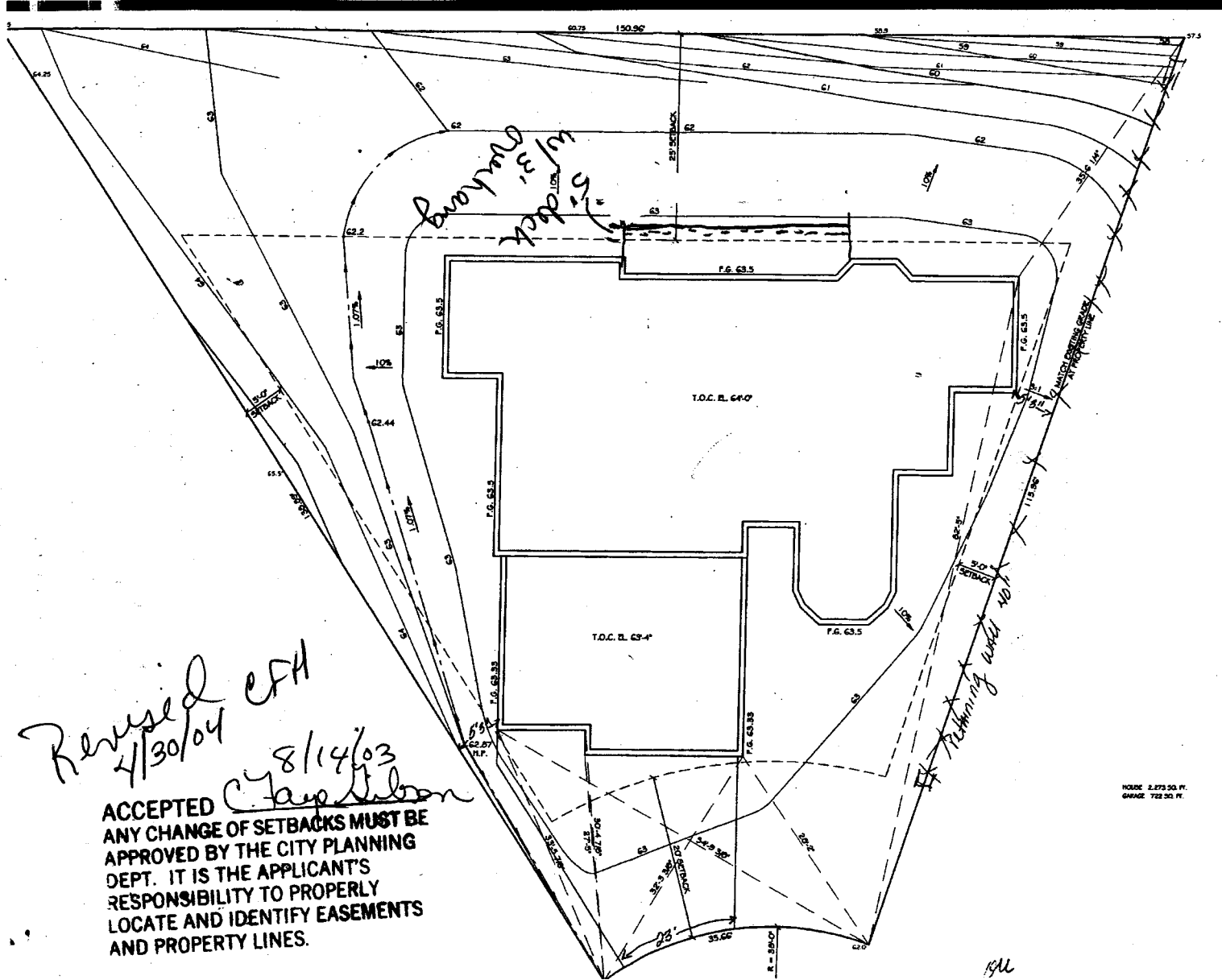
REVISIONS	
NO.	DATE

BEHRENS BUILDING, INC.
 2613 ASTER COURT
 GRAND JUNCTION COLORADO

BEHRENS BUILDING, INC.
 206 W. CENTER ROAD
 GRAND JUNCTION, CO 81505
 (970) 241-2020 FAX (970) 241-2021
 WWW.BEHRNS.COM
 2007-2008

Consulting Engineers, Inc.
 2760 Comstock Drive, Suite 801
 Grand Junction, CO 81505
 (970) 841-2820, (970) 851-0737, fax
 email: cep_engr@earthlink.net

T	08-032	DATE	08/13/2003	SCALE	3/16" = 1'-0"



Revised 4/30/04 CFH
 Accepted 8/14/03
 C. Taylor

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
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 AND PROPERTY LINES.

HOUSE 2,875 SQ. FT.
 GARAGE 722 SQ. FT.

28-032	DATE	08/15/03	NO.	
	SCALE	3/16" = 1'-0"		
David J. Taylor Professional Engineer No. 10000 State of Colorado Exp. 12/31/04				
BEHRENS BUILDING, INC. 2613 ASTER COURT GRAND JUNCTION COLORADO				
REVISIONS				
	NO.	DATE	DESCRIPTION	
	1			