

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 213 Dream St SQ. FT. OF PROPOSED BLDGS/ADDITION 1598 Garage 462

TAX SCHEDULE NO. 2943-294-17-013 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Chippeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2050

FILING 1 BLK 1 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER VERENA WITSKEN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2837 Grand Falls Cir. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970) 245-7780 DESCRIPTION OF WORK & INTENDED USE Residential Above
& 1' retaining wall

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

(2) ADDRESS 235 Arlington Dr G.S.

(2) TELEPHONE 970) 261-2513

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 PP Maximum coverage of lot by structures _____

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

Side 10'0" from PL, Rear 35' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions patio overhangs 3' into rear setback

CENSUS E TRAFFIC _____ ANNEX# _____

ACC approval required

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 11/14/03

Department Approval J.H. C. Faye Hall Date 12/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>OmCole</u>	Date	<u>12/9/03</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)

