TCP\$ 500.00 SIF\$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 87932



Your Bridge to a Better Community

| BLDG ADDRESS 2624 Wisterra | SQ. FT. OF PROPOSED BLDGS/ADDITION <u>Excage</u> 637 |
|---|---|
| TAX SCHEDULE NO. 2701-353-64-004 | SQ. FT. OF EXISTING BLDGS |
| SUBDIVISION 2620 G Rd. | TOTAL SQ. FT. OF EXISTING & PROPOSED |
| | NO. OF DWELLING UNITS: Before: Now After: NE this Construction |
| MOWNER DENNY & Slynds BEHRENS | NO. OF BUILDINGS ON PARCEL |
| (1) ADDRESS 206/2 Chipeto Pinas at 60 | Before: None After: Due this Construction |
| (1) TELEPHONE (978) 24/-8058 | USE OF EXISTING BUILDINGS W/M |
| (2) APPLICANT BELLE US Building INC | DESCRIPTION OF WORK & INTENDED USE 1051 dent st |
| (2) ADDRESS 206 12 Ch: peta lives Ct GT. | YPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) |
| (2) TELEPHONE (970) 261-25/3 | Manufactured Home (HUD) Other (please specify) |
| | existing & proposed structure location(s), parking, setbacks to all tion & width & all easements & rights-of-way which abut the parcel. |
| ■ THIS SECTION TO BE COMPLETED BY COM | MMUNITY DEVELOPMENT DEPARTMENT STAFF |
| ZONE RMF-5 | Maximum coverage of lot by structures |
| SETBACKS: Front O from property line (PL) or from center of ROW, whichever is greater | Permanent Foundation Required: YES_X_NO |
| 2' 25-1 | Parking Req'mt |
| | Special Conditions tour dation underd |
| Maximum Height 35' | CENSUS TRAFFIO ANNX# |
| | Reguesed. |
| Madification to this Bloom of Olivernation | |
| 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). | |
| ordinances, laws, regulations or restrictions which apply to t | ne information is correct; I agree to comply with any and all codes, 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 Wenny Chalys | Date //28/03 |
| Department Approval 16. 1/18h Magor | Date //30/03 |
| Additional water and/or sewer tap fee(s) are required: Y | ES NO W/O No. (\7.72 |
| Litility Association | 130/2 |
| Utility Accounting | 00 Date 1 30 03 |
| VALID FOR SIX WON I HO FROM DATE OF ISSUANCE (S | Section 9-3-2C Grand Junction Zoning & Development Code) |



SEZ4 WSTERIA COURT BEHRENS BUILDÍNG, INC.





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670-S0

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LENGTH TROPERLY

NO COENTIFY EASEMENTS

SERTY LINES

2.00 BOST. SPOT BLEVATIONS 22.00 PROPOSED SPOT ELEVATION

