

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

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)  
**Community Development Department**

Building Address 2615 Aster Ct  
 Parcel No. 2701-353-63-003  
 Subdivision 2620 C Rd  
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs None No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 12,618.12  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2733

**OWNER INFORMATION:**

Name DENNY C. BEARENS  
 Address 235 Arlington Dr  
 City / State / Zip NY Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name DENNY C. BEARENS  
 Address 235 Arlington Dr  
 City / State / Zip NY Co 81503  
 Telephone 970 261-2513

**\*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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation required  
 Voting District B Driveway Location Approval CU  
 (Engineer's Initials)

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).

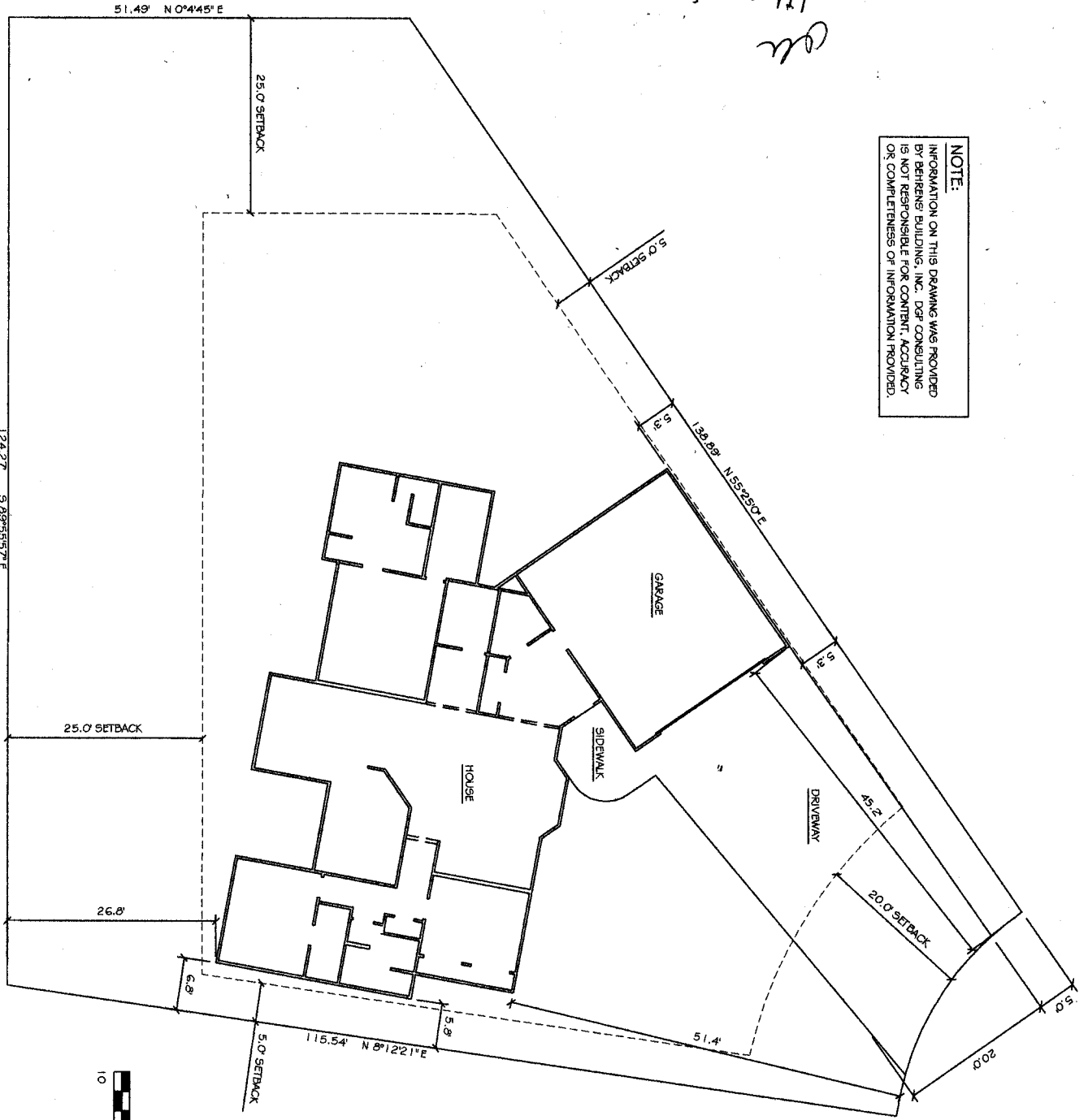
Applicant Signature Denny C. Bearens Date 4/27/04  
 Department Approval NAC Daye Hall Date 6/3/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7304</u>
Utility Accounting <u>D Overholt</u>	Date <u>6/3/04</u>		

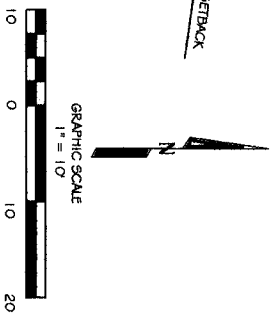
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ca  
ll  
4/29/04

**NOTE:**  
INFORMATION ON THIS DRAWING WAS PROVIDED  
BY BEHRENS' BUILDING, INC. DFP CONSULTING  
IS NOT RESPONSIBLE FOR CONTENT, ACCURACY  
OR COMPLETENESS OF INFORMATION PROVIDED.



**SITE PLAN**



**ACCEPTED**  
*by 6/3/04*  
*Lawrence*  
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.