

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2622 WISTERIA No. of Existing Bldgs 0 No. Proposed _____
 Parcel No. 2701-353-64-005 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision 2620 G Rd Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Nal Neuch
 Address 1982 CUNNINGHAM
 City / State / Zip CO 81503

Height of Proposed Structure 23 FT

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DENNY C. BEHRENS / BEHRENS BUILD
 Address 2615 ASTER CT
 City / State / Zip CO 81506
 Telephone 970 261-2573

***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 NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation
 Voting District B Driveway Location Approval Required
 (Engineer's Initials) Foundation Underdrain system

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 3/14/05
 Department Approval J C Gage Hall Date 3/17/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17979
 Utility Accounting D Overholt Date 3/17/05

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 8/17/05
 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.

Printed Name
 3-16-05

