

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 400.00

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

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

Building Address 711 Cloverdale  
 Parcel No. 2701-353-70-003  
 Subdivision 2670 G Rd.  
 Filing 2 Block 4 Lot 3

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2186  
 Sq. Ft. of Lot / Parcel 16,335 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 6,492  
 Height of Proposed Structure 21

**OWNER INFORMATION:**

Name Behrens Building Inc  
 Address 1987 S Broadway  
 City / State / Zip Grand Junction Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Behrens Building Inc  
 Address 1987 S Broadway  
 City / State / Zip Grand Junction Co 81503  
 Telephone 970 261-2373

**\*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>Engineered foundations will be required</u>
Voting District <u>B</u> Driveway Location Approval _____ (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 Vernon C. Behrens Date 2/16/06

Department Approval NA C. Jay Hall Date 2/17/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>W#118757</u>
Utility Accounting <u>Kate Williams</u>	Date <u>2/17/06</u>		

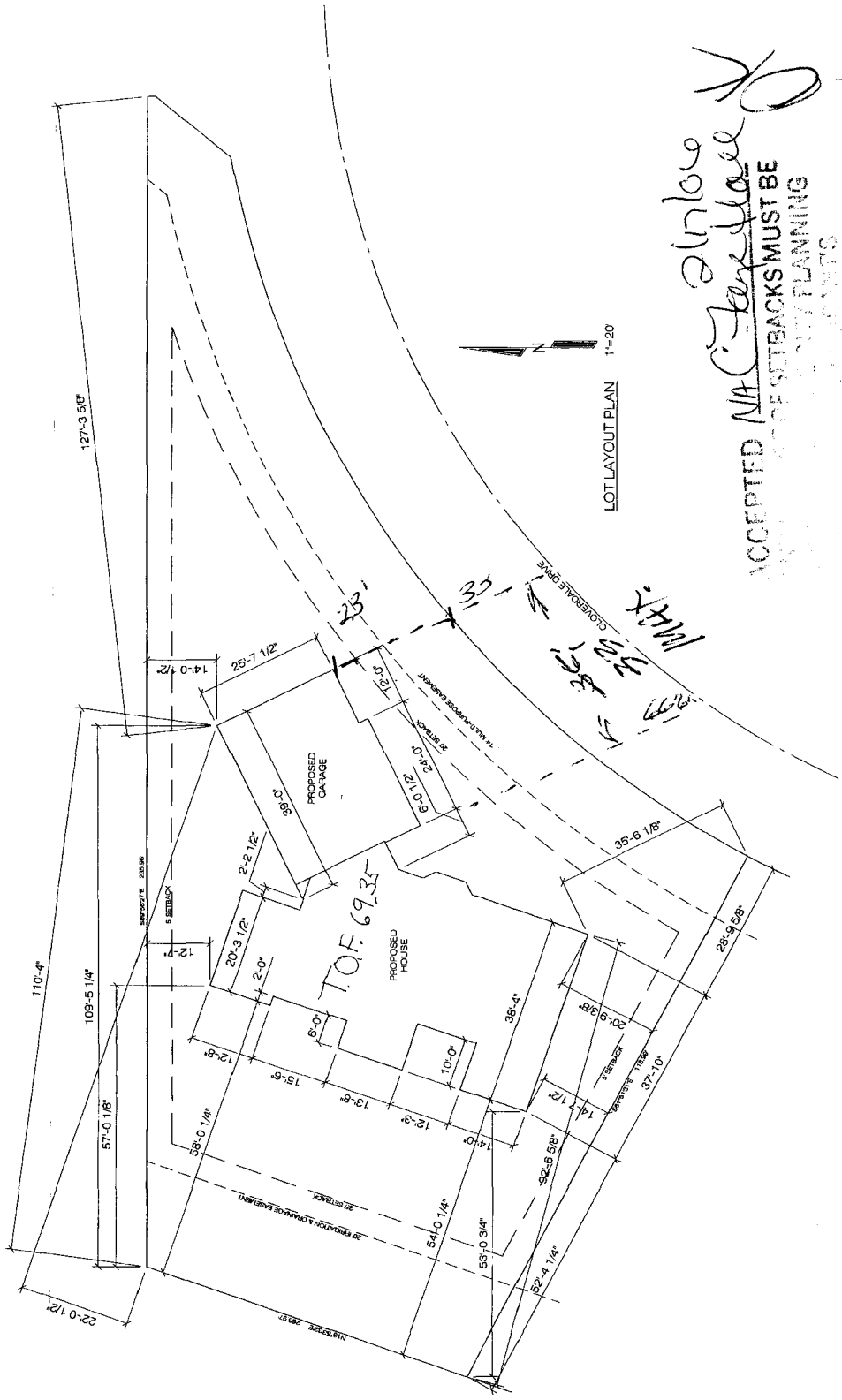
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BEHRENS' BUILDING, INC.  
 Lot 3, Block 4  
 2620 G ROAD  
 Grand Junction, Colorado

BEHRENS' BUILDING INC.  
 199 SOUTH BROADWAY  
 GRAND JUNCTION, COLORADO  
 PHONE 970.241.2513  
 FAX 970.246.4232  
 DENNY BEHRENS  
 ARCHITECT  
 LOC - TRIMBLE FRANK / TRIMBLE & QUINN

**FREEDOM DRAFTING**  
 Laramie, Wyoming  
 200 West 20th  
 82501-0000  
 307.783.1100  
 307.783.1101  
 Lot Layout Plan  
 1-8-2008

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LOT LAYOUT PLAN 1"=20'

*2-17-06*  
*Max*  
*Max*  
 ACCEPTED NAC (see above) SETBACKS MUST BE MAINTAINED IN ALL PLANNING AND PROPERTY EASEMENTS AND PROPERTY LINES