

FEE \$	10.00
TCP \$	473.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 1511 KANSAS AVE No. of Existing Bldgs N/A No. Proposed 1
 Parcel No. 2945-074-38-001 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 4334
 Subdivision KANSAS BLUFF Sq. Ft. of Lot / Parcel 11,344.8 SF
 Filing 1 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3052 SF
 Height of Proposed Structure 17.5

OWNER INFORMATION:

Name DENNY C. BEARNS / GlynDA BEARNS
 Address 645 Kayenta DR
 City / State / Zip G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name BEARNS Building Inc
 Address 645 Kayenta DR
 City / State / Zip G.J. CO 81503
 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 <u>RSF-4</u>		Maximum coverage of lot by structures <u>50%</u>	
SETBACKS: Front <u>20'</u> from property line (PL)		Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>7'</u> from PL Rear <u>25'</u> from PL		Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>35'</u>		Special Conditions _____	
Voting District <u>"A"</u>	Driveway Location Approval <u>U</u> <small>(Engineer's Initials)</small>		

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. Bearns Date 9/15/06
 Department Approval D.H. Judith A. Pen Date ~~4/18/06~~ 10/9/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19537</u>
Utility Accounting <u>Kate Cloberry</u>	Date <u>10/9/06</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)

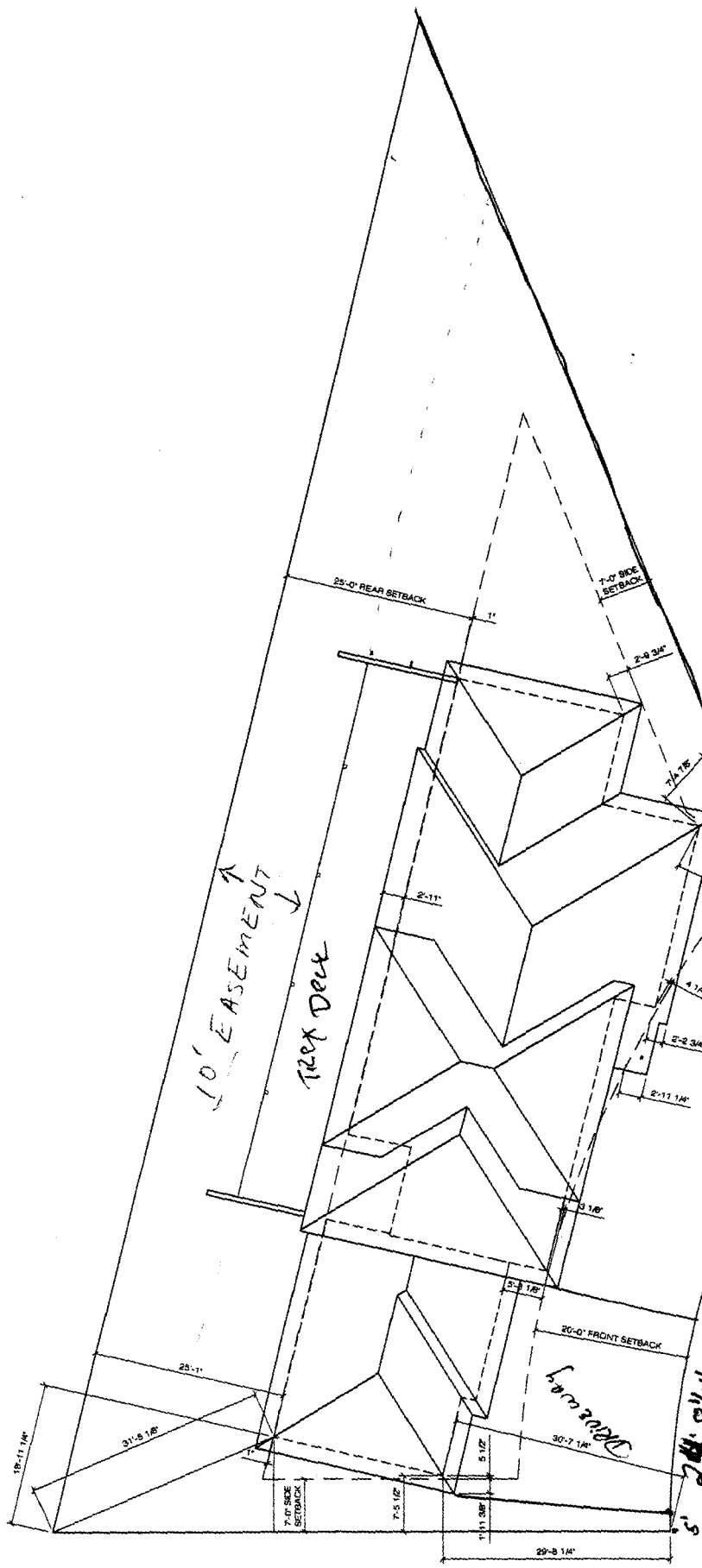
8/18

Judith ~~Rev. 9/15/06~~ 10/9/06

ACCEPTED
ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PLANNING DEPARTMENT WILL PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

14' multi purpose easement
10' utility easement

drive ok
u
9/15/06



Lot Plan 1"=10' 1"=10'-0'



Handwritten notes: 'Lawn area', '24' 8 1/2', '11' 8 1/2', '30'-7 1/4'