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| FEE \$ | N/A |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO.

YAR-2006-295

~~No Acct on Comp~~
 511 Kansas Ave

Building Address 511 Kansas Ave
 Parcel No. 2945-074-38-001
 Subdivision Kansas Bluffs
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 4352 Sq. Ft. Proposed 7924 ft
 Sq. Ft. of Lot / Parcel 11,326
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Denny & Lynda Behrens
 Address 645 Kayenta Drive
 City / State / Zip 65 CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Denny Behrens
 Address 645 Kayenta Dr
 City / State / Zip 65 CO 81503
 Telephone 261-2513

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Add a second level deck on back of home

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 RSF-4
 SETBACKS: Front 20' from property line (PL)
 Side 7' from PL Rear 25' from PL
 Maximum Height of Structure(s) _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO X
 Parking Requirement N/A

Special Conditions Variance was approved to allow a 10ft deck on back of home 15ft from property line.

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 Behrens Date 2/21/07

Department Approval C. Faye Hall Date 2/21/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO WTR/SEWER CHARG

Utility Accounting [Signature] Date 2/21/07

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)

RECORD OF DECISION / FINDINGS OF FACT

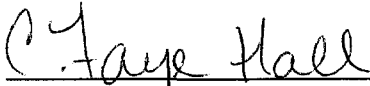
DATE: February 16, 2007
FILE: VAR-2006-295
LOCATION: 511 Kansas Ave

PETITIONER: Denny Behrens
645 Kayenta Drive
Grand Junction, CO 81503

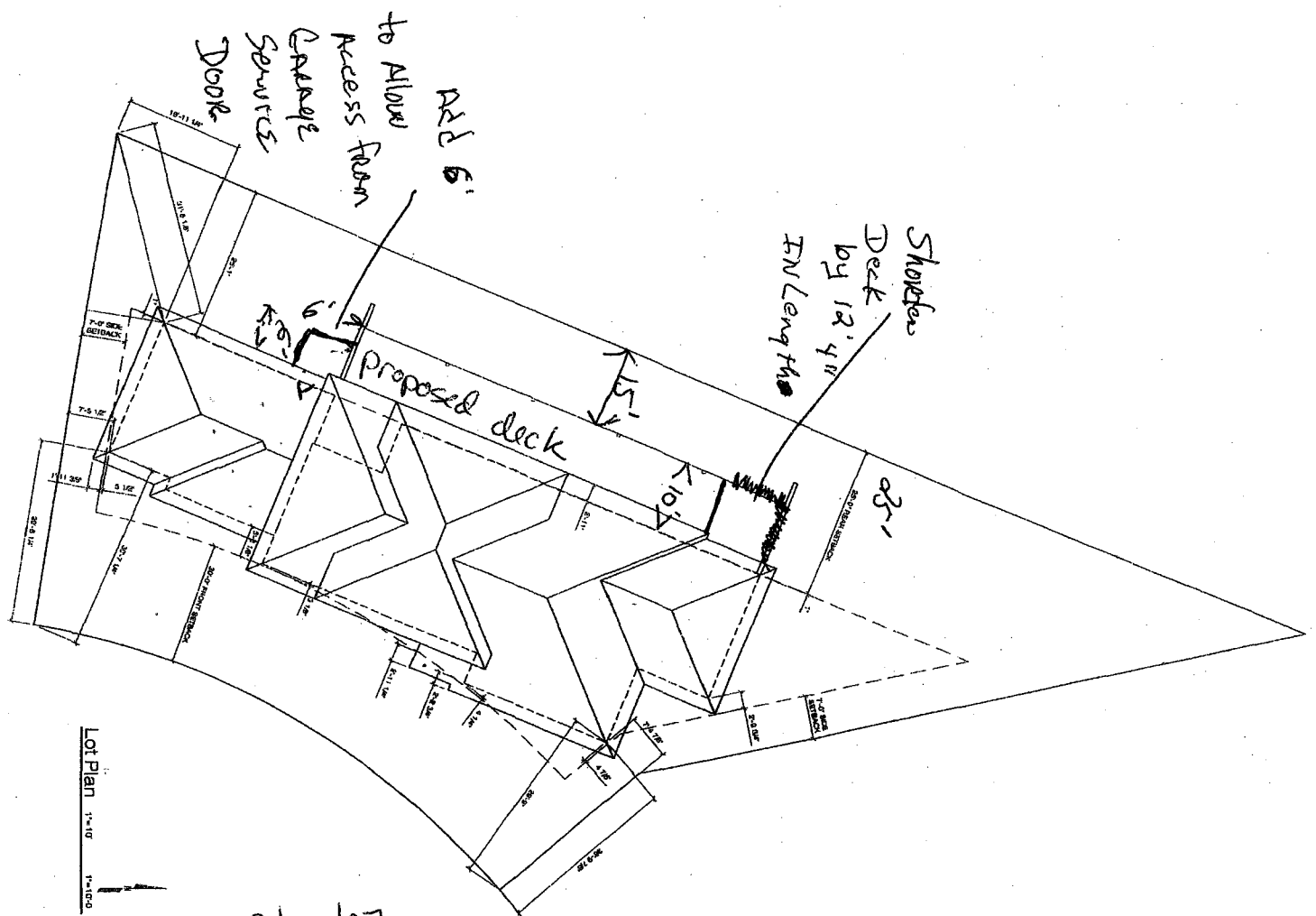
PLANNER: Faye Hall

PROJECT IS: **APPROVED**

On February 14, 2007, the Grand Junction Board of Appeals approved the request for a 10 ft deck to be built on the rear of the home located at 511 Kansas Ave. The Board of Appeals found that the criteria of Section 2.16.C.4 of the Zoning and Development Code have been met. Your planning clearance is ready to be picked up at the front counter so that you may obtain your building permit. If you have any questions concerning this matter then please call me at 256-4043.




C. Faye Hall
Associate Planner



Lot Plan 1"=10'
1"=10'

2/16/07
 VAR-2007-295
 ACCEPTED *Clay Hall*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

BUILDING DEPT.
 ACCEPTED

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|---|---|--|
| 5 |  BEHRENS BUILDING INC. 1987 South Broadway GRAND JUNCTION, CO 81503 PHONE: 970-261-2513 FAX: 970-245-6332 DENNY BEHRENS Owner | Lot # <i>1</i> Kansas Avenue Grand Junction Colorado |
| | FREEDOM BUILDING Log Cabin America 1987 South Broadway Grand Junction, CO 81503 Phone: 970-261-2513 Fax: 970-245-6332 | |