

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

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

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



Building Address 466 WASHBURN  
Parcel No. 2943-161-31-006  
Subdivision DAKOTA WEST  
Filing 2 Block 5 Lot 6

No. of Existing Bldgs 0 Proposed 1  
Sq. Ft. of Existing Bldgs 0 Proposed 1688  
Sq. Ft. of Lot / Parcel 6607  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name G&R WEST LLC.  
Address 2650 EL CORONA DR  
City / State / Zip GRAND JUNCTION, CO 81507

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

**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 Foundation Observation  
Voting District C Driveway Location Approval UV Req'd by licensed Engineer  
(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 [Signature] Date 2-19-04  
Department Approval [Signature] Date 2/20/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17026</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/20/04</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)

60.99'

DRIVEWAY PLACEMENT  
G+R WEST  
255-8164

32'

56'

47'

5'

108.74'

8'

ACCEPTED *C. J. Hall* 2/20/04  
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.

*ok*  
*W*  
2/20/04

lot 108' 9" deep  
60' 6" wide

20'

20'

466 WASHBORN

Revised *Mishi Wagon* 3/24/04  
ACCEPTED  
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