

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 2858 Florida St.  
 Parcel No. 2943-191-40-004  
 Subdivision White Willows  
 Filing 2 Block 6 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2118  
 Sq. Ft. of Lot / Parcel 10,694  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 23'

**OWNER INFORMATION:**

Name BTO Construction  
 Address 3066 D 1/2 Rd  
 City / State / Zip Grand Junction, Co 81504

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name William D. Osburn Jr.  
 Address 3066 D 1/2 Rd.  
 City / State / Zip Grand Junction, Co. 81504  
 Telephone (970) 201-3822

\*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 <u>X</u> NO _____
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 <u>Engineered foundations required - ACC approval required prior to building</u>
Voting District <u>E</u> Driveway Location Approval <u>RAD</u> (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).

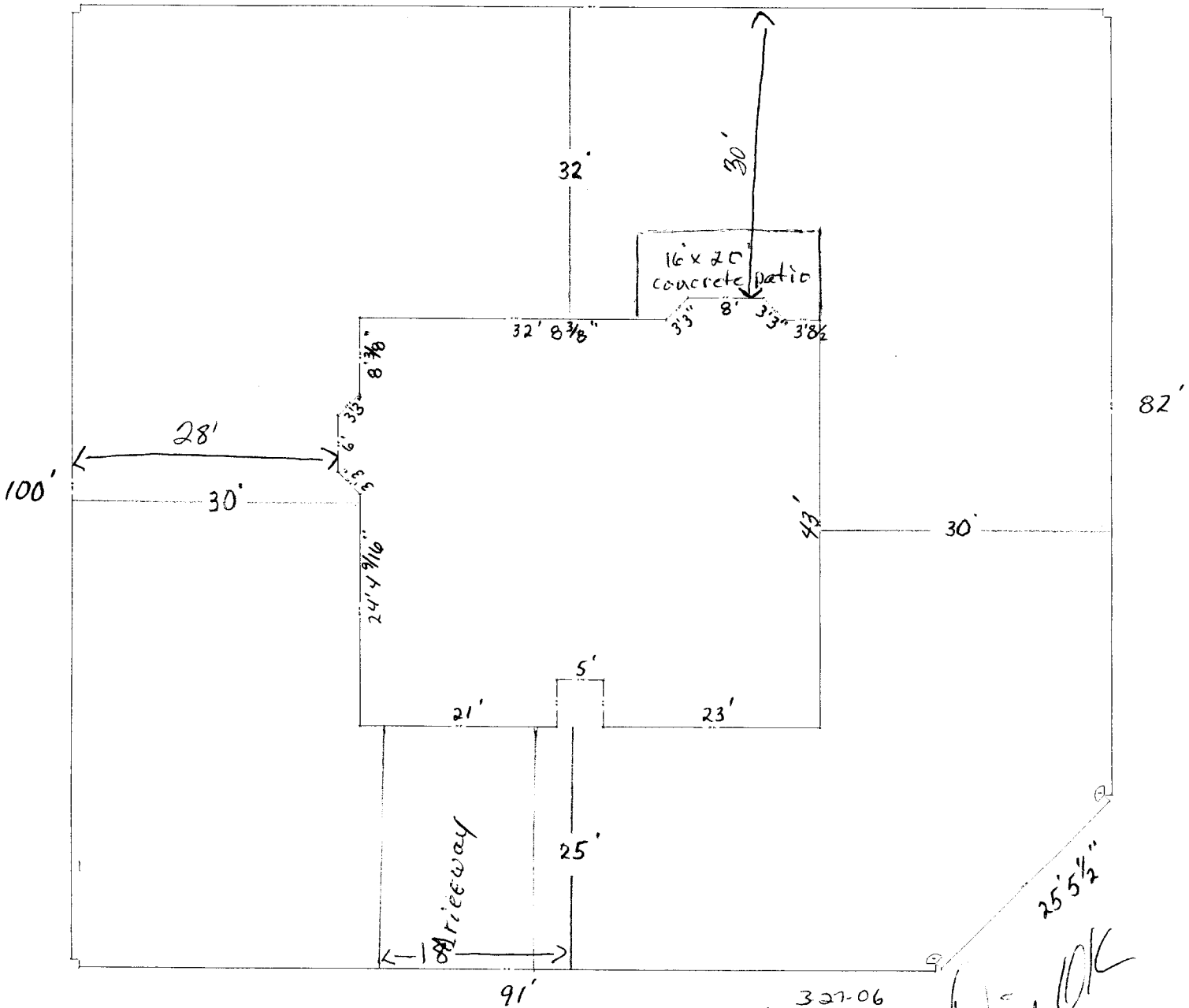
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature William D. Osburn Jr. Date 3/24/06  
 Department Approval NA Daylen Henderson Date 3-27-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18959</u>
Utility Accounting <u>Walt Gelsberg</u> Date <u>3/27/06</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)

109'

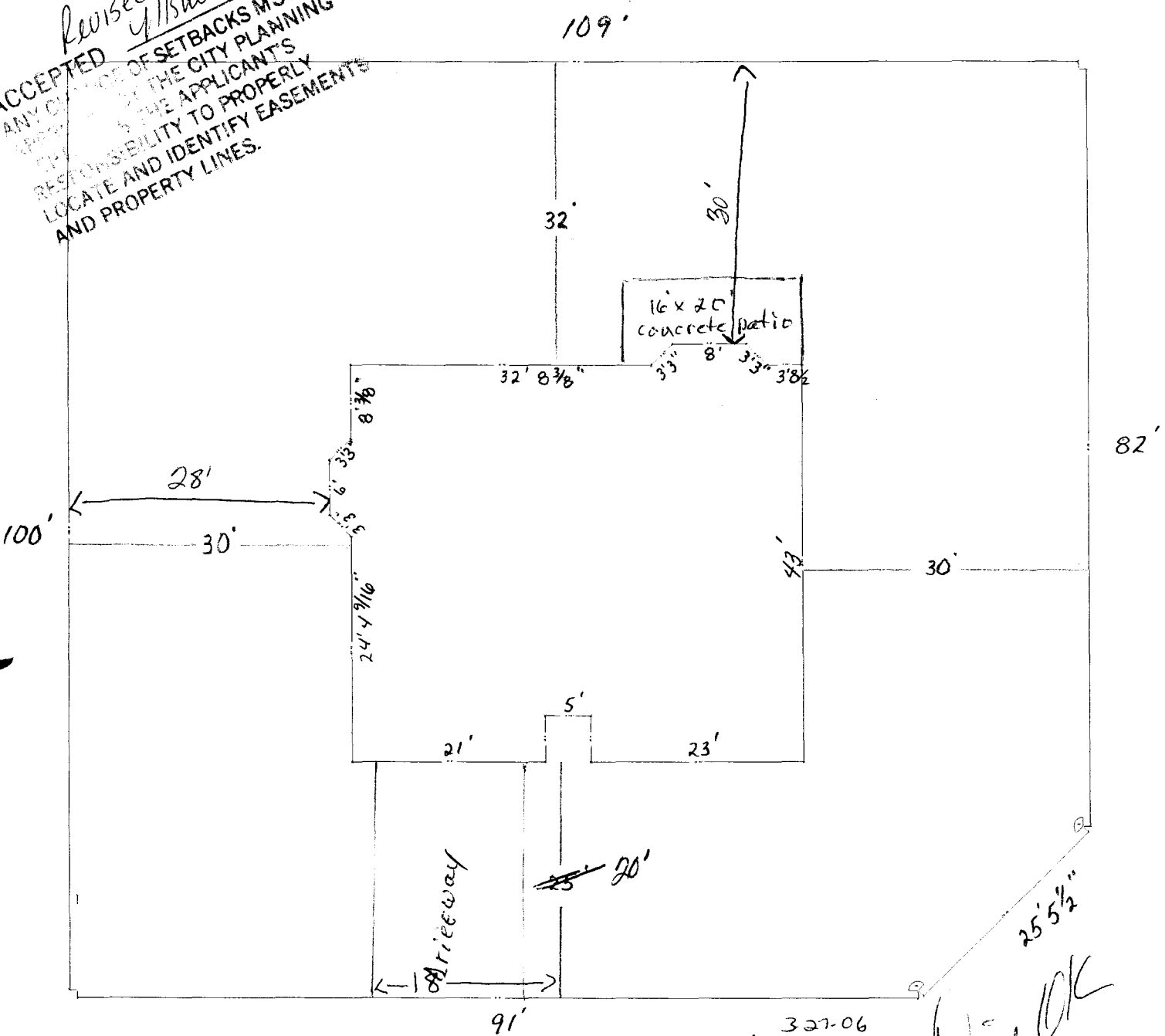


327-06  
 ACCEPTED NA *Gayle Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Bill OK*  
*RAD*  
*3-27-06*

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 3/7/2006 Printed: 3/8/2006
2858 FLORIDA ST LOT	Fp 1	Drawing #: 1	Scale: 0 1/16" = 1'

Revised *Y/Ishe Araya* 5/2/06  
 ACCEPTED  
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327-06  
 ACCEPTED *NA Gayle Henderson*  
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*Done OK*  
*TRAD*  
*3-27-06*

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