

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 460 Washburn
 Parcel No. 2943-161-31-002
 Subdivision Dakota West
 Filing 2 Block B Lot 2

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2410
 Sq. Ft. of Lot / Parcel 6739
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2938
 Height of Proposed Structure 30 Ft

OWNER INFORMATION:

Name Covenant Construction & Development Inc
 Address Po Box 40771
 City / State / Zip G JCT CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Covenant Const. Dev Inc
 Address Po Box 40771
 City / State / Zip G JCT CO 81504
 Telephone 970 523 8555

***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 ^{PAD} 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 ^{TB} 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions A foundation observation report by a Lic Engineer is required for building const.
 Voting District C Driveway Location Approval RAD (Engineer's Initials)

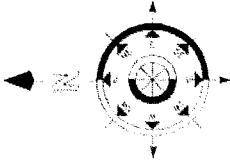
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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] President Date 03-01-06
 Department Approval NA Kathy Valdez Date 3/10/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18916
 Utility Accounting [Signature] Beusley Date 3/15/06

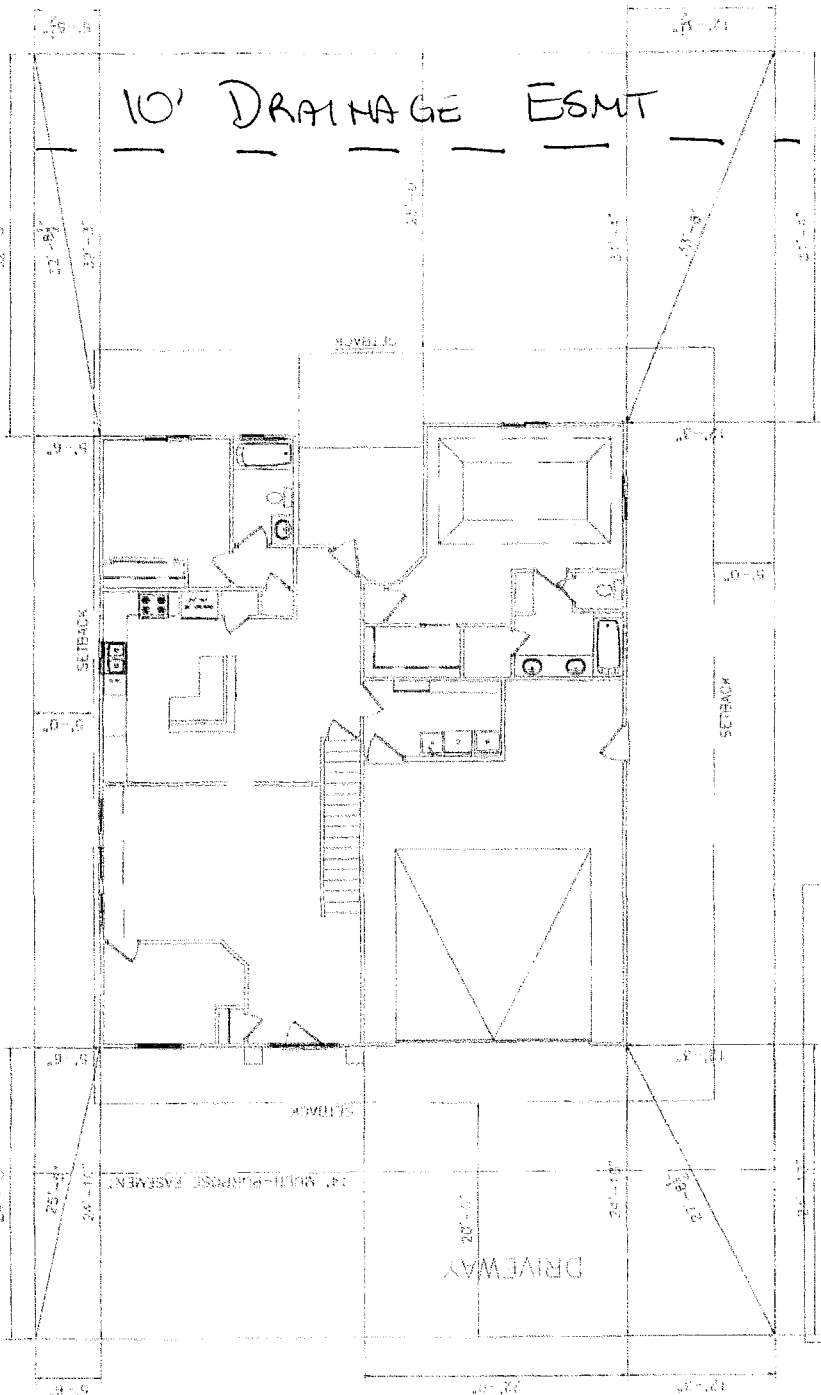
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED NA *Kathy Valdez* 3/10/06
 ALL SETBACKS MUST BE
 CITY PLANNING
 APPLICANT'S
 TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION.

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



SITE PLAN INFORMATION

SUBDIVISION NAME	DAKOTA WEST EASEMENT
PLAT NUMBER	1
LOT NUMBER	2
BLOCK NUMBER	E
STREET ADDRESS	480 WASH-BURN ST
COUNTY	DESB
GARAGE SQ. FT.	605 SF
Living SQ. FT.	1532 SF
LOT SIZE	6718 SF
SETBACKS (BTO)	FRONT 10' SIDES 5' REAR 25'

NOTE:
 DRIVE MUST SETBACK AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE FILLED FROM
 EDGE OF BRICK EDGE IF NO BRICK LEGS
 EXIST. DIMENSIONS WILL BE FROM EDGE
 OF CONSTRUCTION.

SCALE 1/16" = 1'-0"

*Drive OK
 Rick Davis
 3-3-06*