

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 461 Washburn St.  
 Parcel No. 2943-161-30-004  
 Subdivision Dakota West  
 Filing 2 Block 4 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2135.9  
 Sq. Ft. of Lot / Parcel 7499  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2770  
 Height of Proposed Structure 2-story

**OWNER INFORMATION:**

Name Paul D. Labig  
 Address 2834 B<sup>3/10</sup> Road  
 City / State / Zip Grand Jct. CO 81503

**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 254-8402 / 216-7828

**\*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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</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>Foundation observation report by a licensed Engineer is required for building construction</u>
Voting District <u>C</u> Driveway Location Approval <u>EL</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 Paul Labig Date 3/16/06  
 Department Approval M. X. Valdes Date 3-17-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18923</u>
Utility Accounting <u>D Overholt</u>	Date <u>3/17/06</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)

3-17-06

*JH K Kelly*

ACCEPTED  
 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.

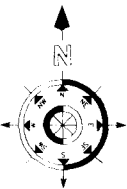
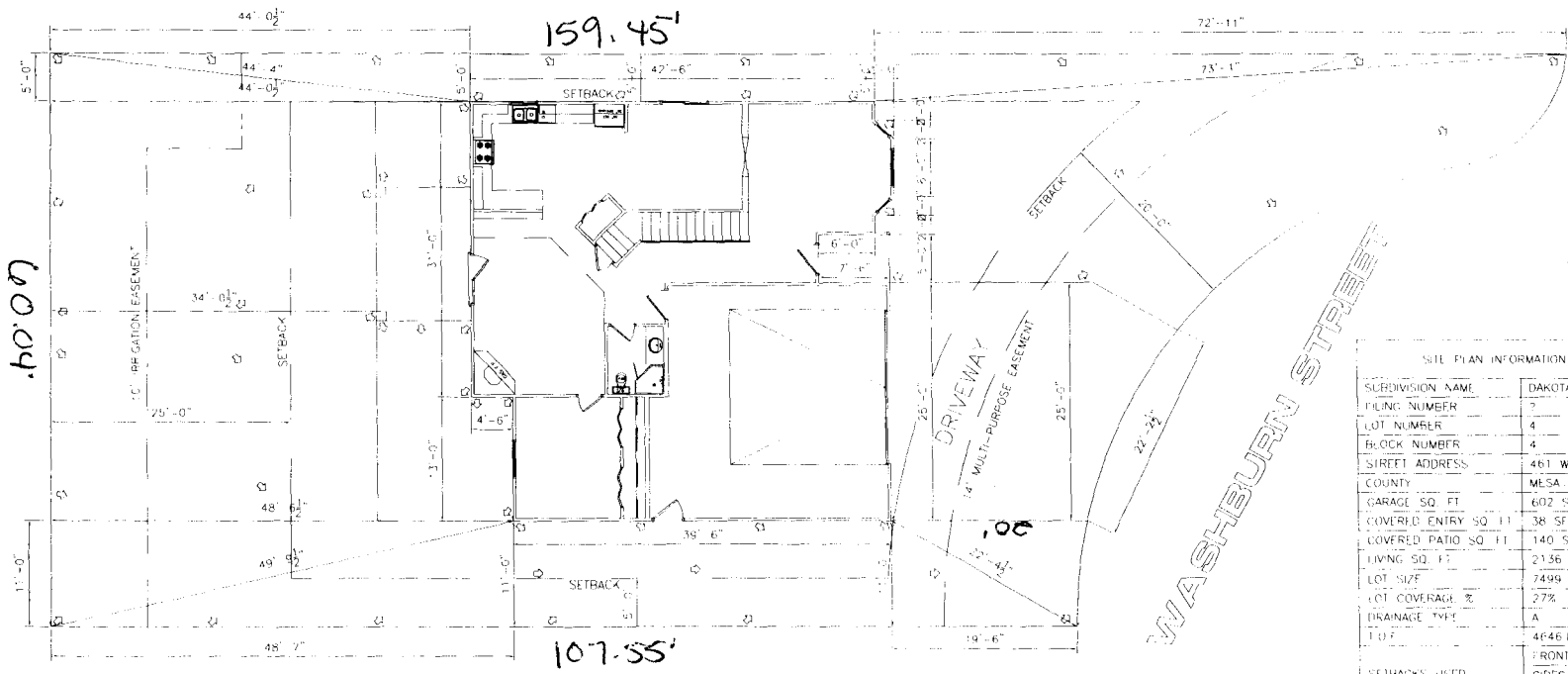
NOTICE

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

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK EDGE. IF NO BRICK EDGE EXISTS, DIMENSING WILL BE FROM EDGE OF FOUNDATION.

NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF 1' IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	DAKOTA WEST
PLAT NUMBER	?
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	461 WASHBURN ST.
COUNTY	MESA
GARAGE SQ. FT.	602 SF
COVERED ENTRY SQ. FT.	38 SF
COVERED PATIO SQ. FT.	140 SF
LIVING SQ. FT.	2136 SF
LOT SIZE	7499 SF
LOT COVERAGE %	27%
DRAINAGE TYPE	A
TOF	4646 B.S.
FRONT 20'	
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

DRIVE OK  
 JH 3/17/06

SCALE: 1"=20'-0"