

FEE \$ <u>10.00</u>
TCP \$ <u>1539.00</u>
SIF \$ <u>460.00</u>

# PLANNING CLEARANCE

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

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

Building Address 462 Washburn St  
 Parcel No. 2943-161-31-003  
 Subdivision Dakota West  
 Filing \_\_\_\_\_ Block 5 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2045 Sq. Ft. Proposed 2045  
 Sq. Ft. of Lot / Parcel 0.15 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3109 sq'  
 Height of Proposed Structure 19' 6 3/8"

**OWNER INFORMATION:**

Name Austin & Augusta Design & Const  
 Address 2441 Bella Pago Dr  
 City / State / Zip G.J. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Austin & Augusta Design  
 Address 2441 Bella Pago Dr  
 City / State / Zip G.J. CO 81503  
 Telephone 970-243-1985

**\*TYPE OF HOME PROPOSED:**

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

NOTES: APR 08 2006

**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 <u>X</u> 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>A foundation observation report by a Lic Engineer required</u>
Voting District <u>C</u> Driveway Location Approval <u>WA</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 [Signature] Date 3-15-06  
 Department Approval NA Gayleen Henderson Date 4-6-06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18998</u>
Utility Accounting <u>T. Bensley</u>	Date <u>4/6/06</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)

