

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

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

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

Building Address 464 WASHBURN ST  
 Parcel No. 2943-161-31-005  
 Subdivision DAKOTA WEST  
 Filing 2 Block 5 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2654  
 Sq. Ft. of Lot / Parcel 6722  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2724

**OWNER INFORMATION:**

Name AUSTIN & AUGUSTA DESIGN  
 Address 2441 BELLA PAGO DR.  
 City / State / Zip GJ, 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 GJ, CO 81503  
 Telephone (970) 243-1985

**\*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  
 SETBACKS: Front 20' from property line (PL)  
 Side 5' from PL Rear 25' from PL  
 Maximum Height of Structure(s) 35'  
 Voting District "C" Driveway Location Approval RAD  
 (Engineer's Initials)

Maximum coverage of lot by structures 60%  
 Permanent Foundation Required: YES  NO   
 Parking Requirement 2  
 Special Conditions A foundation observation by a licensed Engineer is required for building construction.

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).

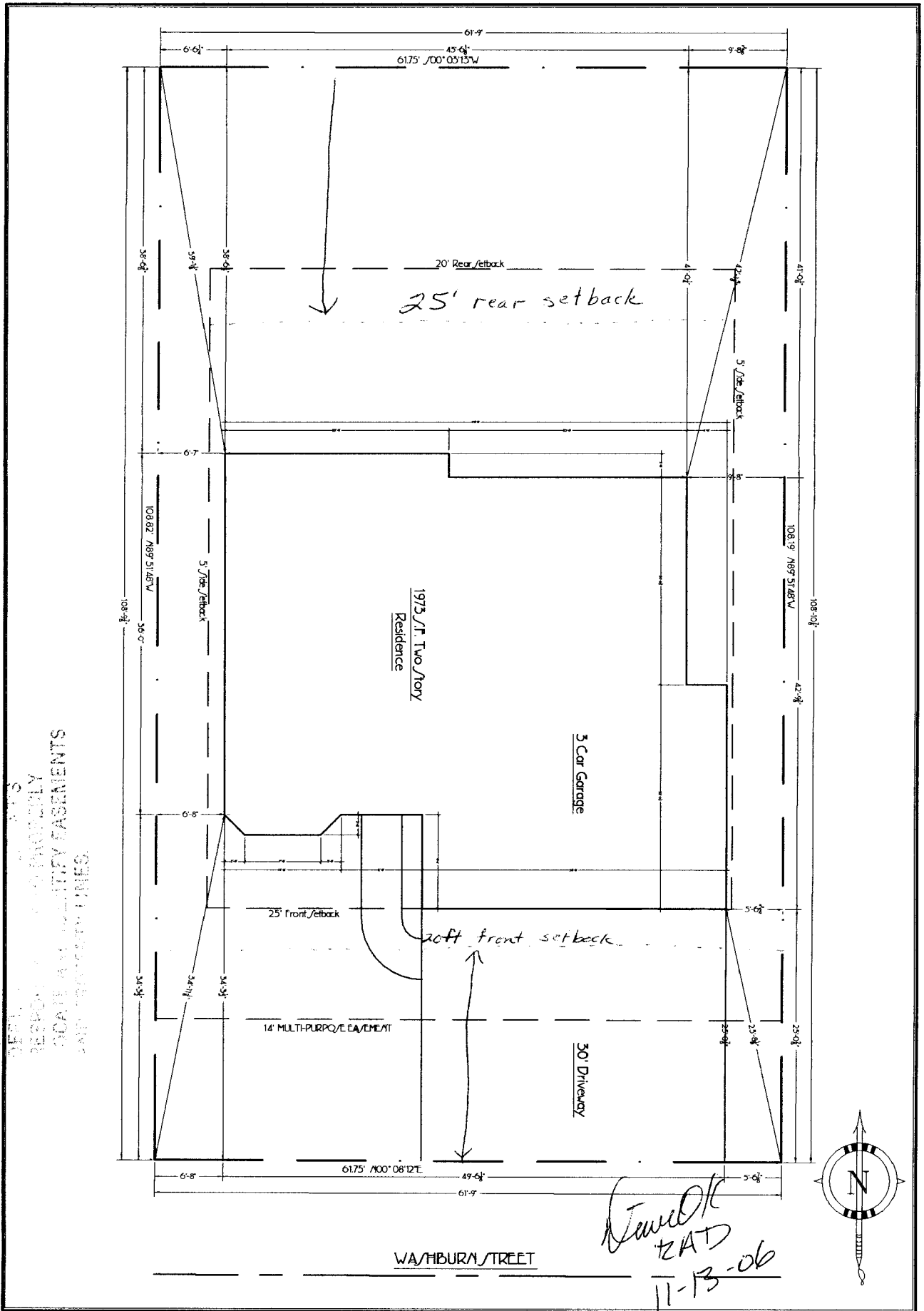
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 11-14-06  
 Department Approval [Signature] Date 11-14-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19681</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-14-06</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)

ACCEPTED  
AND  
DATE: 11/14/06  
CITY PLANNING  
DEPT. OF PLANNING  
RECORDS MUST BE  
APPLIED TO ALL  
PROPERTY EASEMENTS  
AND EASEMENTS  
LINES.



James OK  
ZAD  
11-13-06

**A4.0**

REVISION/	DATE:
COMMENT:	

464 Washburn Street  
1972 1/2 Plan  
Grand Junction, CO 81504

**AUSTIN & AUGUSTA DESIGN**  
AND CONSTRUCTION MANAGEMENT, INC.  
2441 BELLA PAGO DRIVE GRAND JUNCTION, CO  
1-813-888-8888 www.austinandaugusta.com Fax: 813-888-8882

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Site Plan