

FEE \$ 10. <sup>00/</sup>
TCP \$ 1529. <sup>00/</sup>
SIF \$ 400. <sup>00/</sup>

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

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

Building Address 462 1/2 WASHBURN ST. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-161-31-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2570  
 Subdivision DAKOTA WEST Sq. Ft. of Lot / Parcel 6728  
 Filing R Block S Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3053

**OWNER INFORMATION:**

Name JOHN RAMOS  
 Address 462 1/2 WASHBURN ST  
 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 AUSTIN & AUGUSTA DESIGN, CM  
 Address 2441 BELLA PAGO DR.  
 City / State / Zip GRAND JUNCTION, 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 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 25 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District "C" Driveway Location Approval [Signature] A foundation observation by a lic Eng. is required for bldg construction  
 (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).

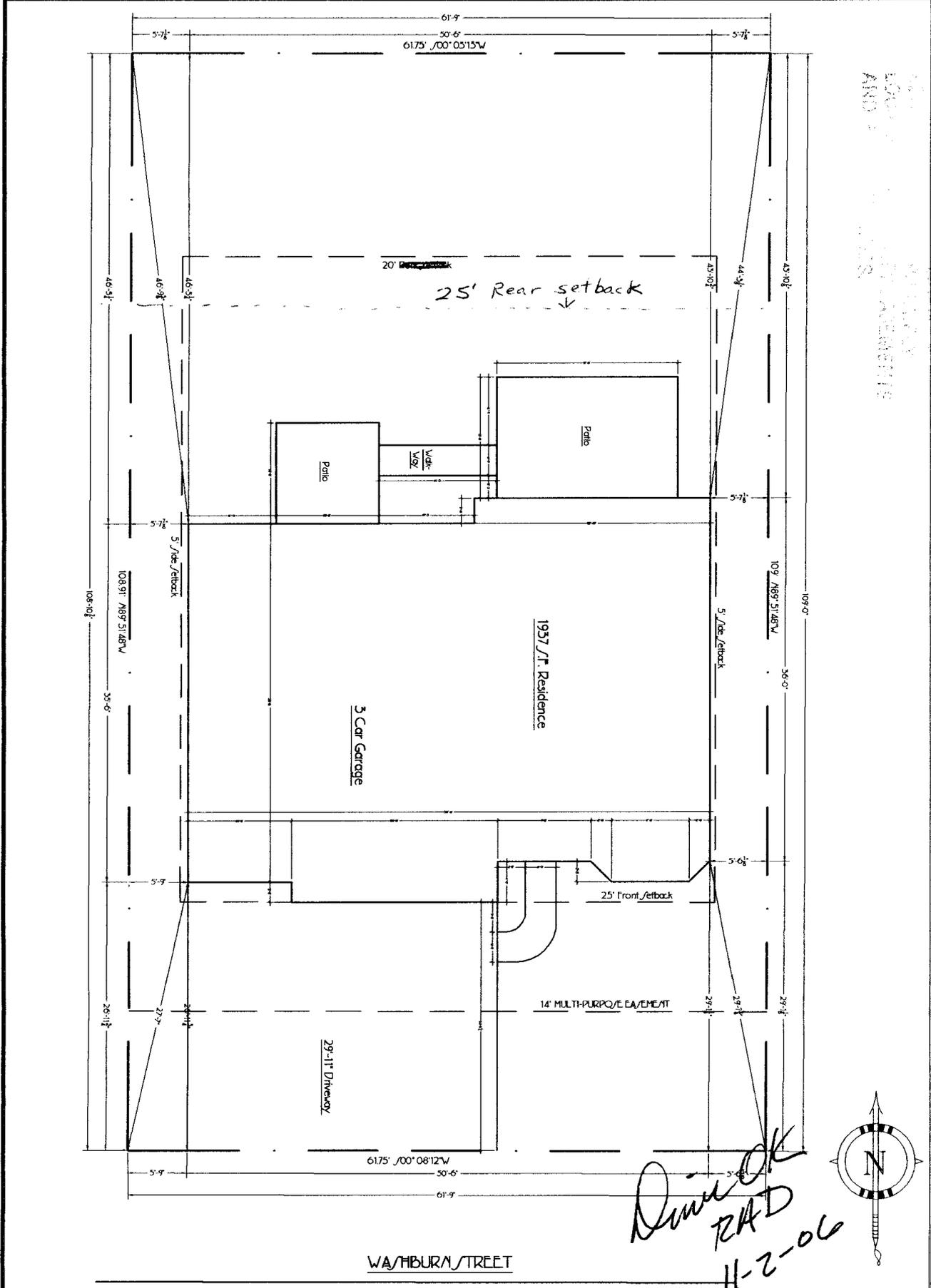
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 11-1-06  
 Department Approval [Signature] Date 11-14-06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>19682</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)

ASST. COUNTY CLERK  
 AND COUNTY RECORDS  
 DEPARTMENT  
 11/19/06



<b>A.A.O.</b> DATE: XX/XX/XX SCALE: 1/8"=1'-0"	<b>REVISIONS</b> CORRECTED: DATE:	<b>4625 Washburn Street</b> 1937 1/2 Two Story Plan - Modified Grand Junction, CO 81504 Washburn Street 4625 Washburn Street, 10/31/2006 10:13:32 AM GRAND WEST SUBDIVISION	<b>AUSTIN &amp; AUGUSTA DESIGN</b> AND CONSTRUCTION MANAGEMENT, INC. 244 MELBA PAGO DRIVE GRAND JUNCTION CO 81505 970-242-1885 www.austinandaugustadesign.com Fax: 970-242-8882	<b>DISCLAIMER NOTICE</b> These drawings are an instrument of service and shall be prepared by Austin & Augusta Design and Construction Management, Inc. No responsibility shall be assumed by Austin & Augusta Design and Construction Management, Inc. for any other projects that be done without written authorization from Austin & Augusta Design and Construction Management, Inc.	Site Plan
	DATE: XX/XX/XX SCALE: 1/8"=1'-0"				