

FEE \$	10
TCP \$	2554.00
SIF \$	460

# PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

Building Address 454 Washburn St 81504  
 Parcel No. 2943-161-58-002  
 Subdivision DAKOTA WEST  
 Filing 3 Block \_\_\_\_\_ Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1335  
 Sq. Ft. of Lot / Parcel 7502.4 30%  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2251  
 Height of Proposed Structure 16'

### OWNER INFORMATION:

Name G + R WEST  
 Address 694 TRANQUIL TRAIL  
 City / State / G.J. CO. 81507

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Gina Cantrell  
 Address 694 TRANQUIL TRAIL  
 City / State / G.J. CO. 81507  
 Telephone 970-255-8164

### \*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 PLANNING STAFF

ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District " <u>C</u> " Driveway Location Approval <u>GH</u> (Engineer's Initials)	Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

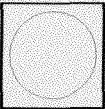
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Gina Cantrell Date 12-1-10  
 Planning Approval GH Lyli Ryals Date 12-1-10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 21815  
 Utility Accounting 0 Date 12/1/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REVISIONS
1
2
3
4
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G AND F WEST  
 DAKOTA WEST - LOT 2

NO. OF SHEETS	A1
SHEET NO.	1
DATE	12-1-10
DRAWN BY	AK
CHECKED BY	AK
SCALE	AS SHOWN

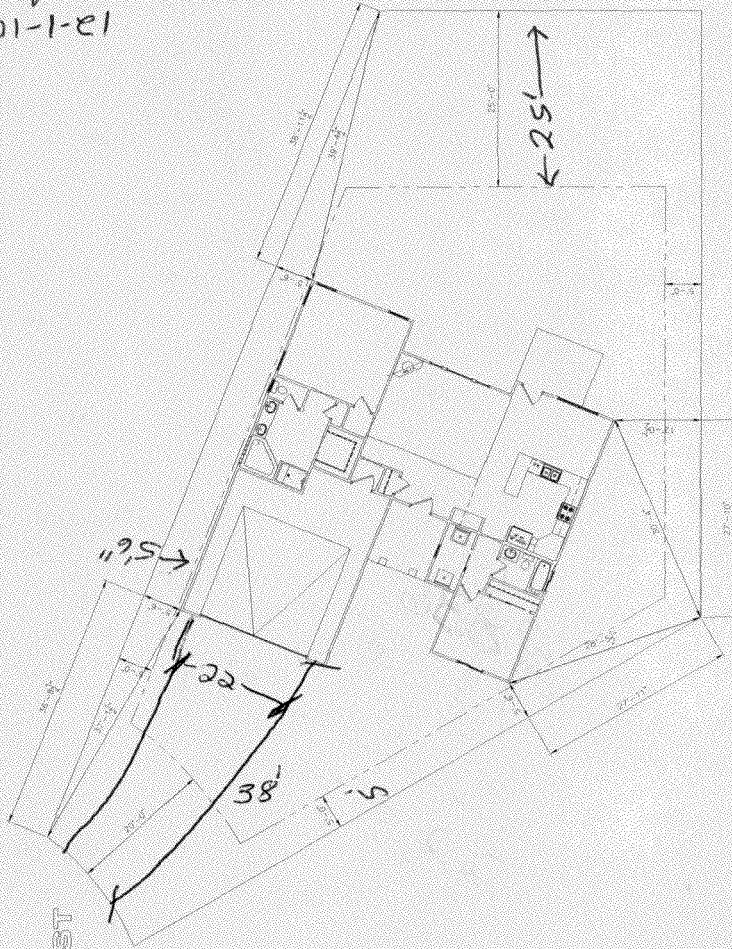
NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LODGE. IF NO BRICK LODGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

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

- NOTE:
1. THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS.
  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. THE BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS FOR ALL UTILITIES.
  6. THE BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS FOR ALL UTILITIES.

ACCEPTED 12-1-10  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



WASHBURN ST

THESE PLANS AND SPECIFICATIONS ARE PREPARED FOR THE PURPOSES OF PERMITTING AND CONSTRUCTION OF THE WORK SHOWN HEREON. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR FOR THE COMPLIANCE OF THE WORK SHOWN HEREON WITH ANY LOCAL, STATE, OR FEDERAL REGULATIONS OR CODES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON.

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