

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 466 Coos Bay St No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-162-94-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1404  
 Subdivision Prairie View Sq. Ft. of Lot / Parcel 9251  
 Filing 1 Block 4 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1404  
 Height of Proposed Structure 16

**OWNER INFORMATION:**

Name Koos Tri-Star LLC  
 Address 600 White Ave  
 City / State / Zip G.J., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Koos Tri-Star LLC  
 Address 600 White Ave  
 City / State / Zip G.J., CO 81501  
 Telephone 242-8779

**\*TYPE OF HOME PROPOSED:**

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

NOTES: New Residence

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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 <input type="checkbox"/>
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 _____
Voting District <u>C</u>	Driveway Location Approval <u>[Signature]</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 3-29-06  
 Department Approval [Signature] Date 4-26-06

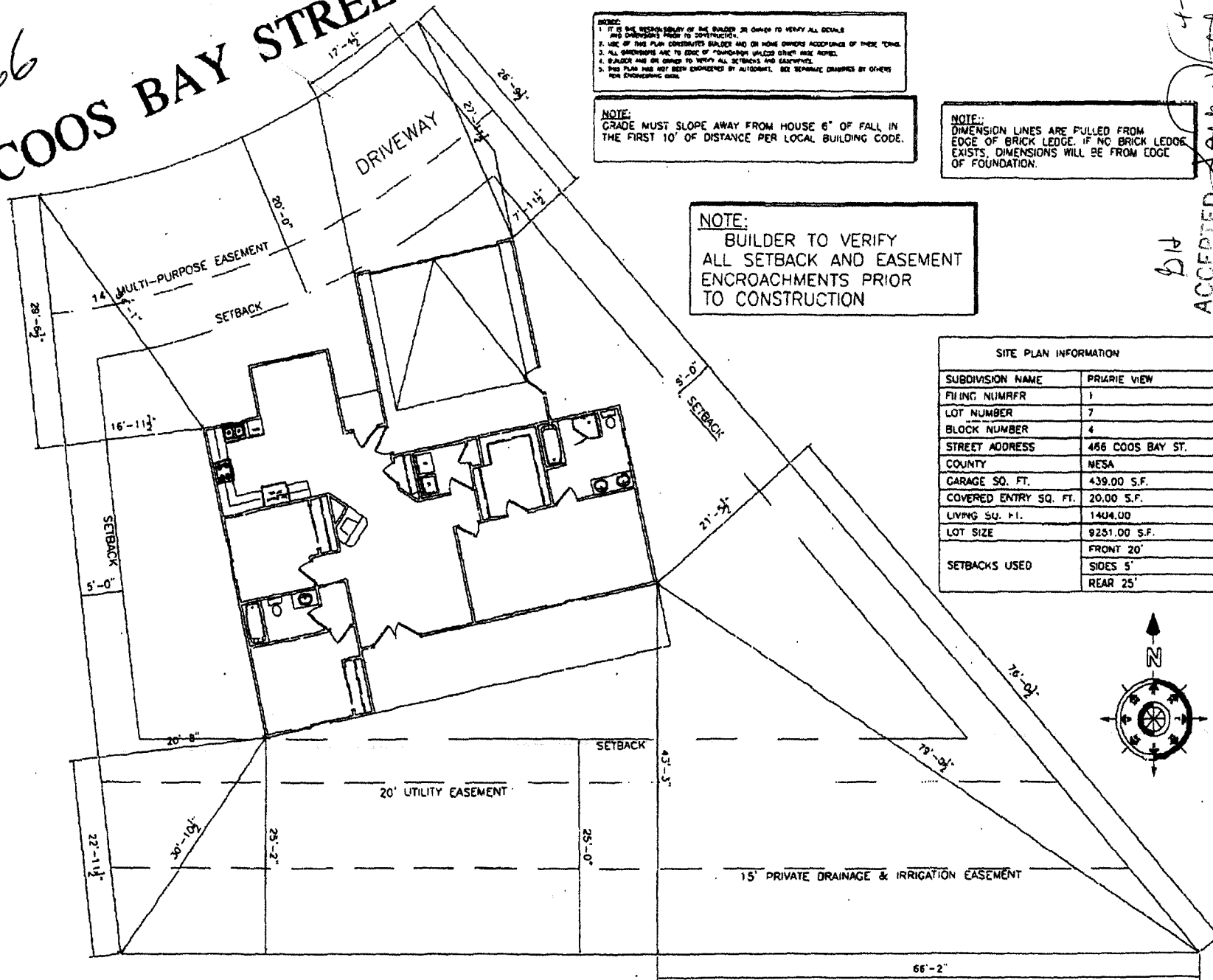
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19046</u>
Utility Accounting <u>[Signature]</u>	Date <u>[Signature]</u>

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)

466

for me  
w  
w  
4/26/06

# COOS BAY STREET



**NOTES:**

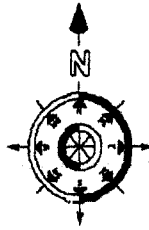
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL LOCAL AND COUNTY ORDINANCES PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDING AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
- ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDER HAS THE BURDEN TO VERIFY ALL SETBACKS AND EASEMENTS.
- THIS PLAN HAS NOT BEEN ENGINEERED BY AN ENGINEER. SEE SEPARATE CHANGES BY OTHERS FOR ENGINEERING DATA.

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

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE VIEW
FILING NUMFR	1
LOT NUMBER	7
BLOCK NUMBER	4
STREET ADDRESS	466 COOS BAY ST.
COUNTY	NEVA
GARAGE SQ. FT.	439.00 S.F.
COVERED ENTRY SQ. FT.	20.00 S.F.
LIVING SQ. FT.	1404.00
LOT SIZE	9251.00 S.F.
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'



4-26-06  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT

2:\CAD DWG\ALL PLATS\PRAIRIE VIEW\PRAIRIE VIEW-2.dwg, 04/03/2006 11:02:20 AM, shown, HP LaserJet 1100 (P5).pc

SCALE: 1/16" = 1'-0"