FEE \$	10.00	
TCP \$	1539.00	
SIF\$	460,00	

(White: Planning)

PLANNING CLEARANCE

BI DG	PERMIT	NO	
	1 5-1 114111	<u> 110:</u>	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

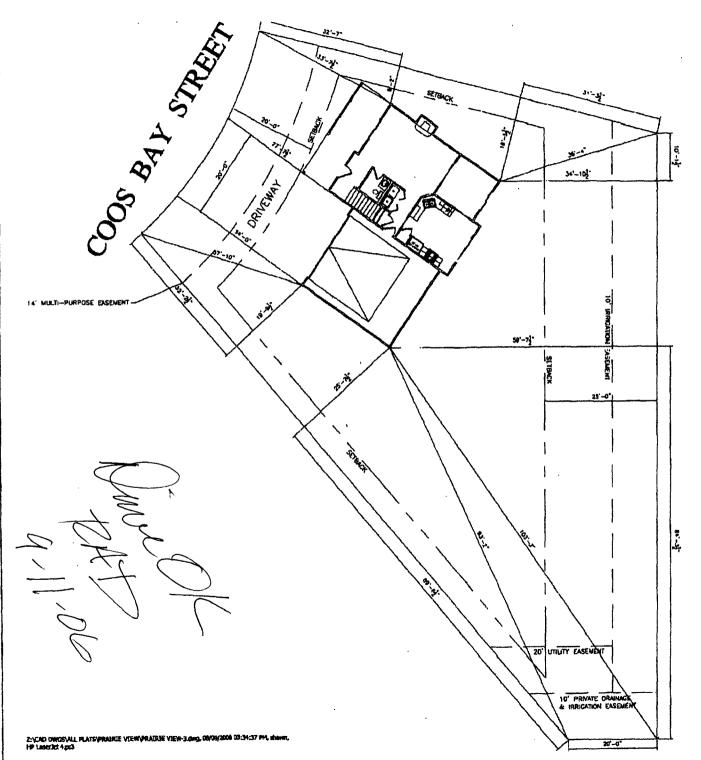
Community Development Department

Building Address 468 Coos BA	No. of Existing Bldgs No. Proposed		
Parcel No. <u>3943-163-94-006</u>	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed		
Subdivision PRAIRIE VIEW	Sq. Ft. of Lot / Parcel 10, 595		
Filing / Block 4 Lot 6	Sq. Ft. Coverage of Lot by Structures & Impervious Surface		
OWNER INFORMATION:	(Total Existing & Proposed)/431 Height of Proposed Structure		
Name MARK & JANEA EQUAROS	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below)		
Address 231 Columbus CALYON RO	Interior Remodel Addition Other (please specify):		
City/State/Zip GMS JUNCTION CO. \$150	3		
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:		
Name MARK & JANCA EXWARDS	Site Built Manufactured Home (UBC) Manufactured Home (HUD)		
Address 231 Columbus CANGO RD	Other (please specify):		
City/State/Zip GLAND JUNTION, Co. 850	-2NOTES:		
Telephone 970 260-5201			
DECLUDED. One state store on 0.40% u.44% names abouting all a	victing & proposed structure location(s) parking eatheries to all		
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all expreperty lines, ingress/egress to the property, driveway location			
property lines, ingress/egress to the property, driveway location	MUNITY DEVELOPMENT DEPARTMENT STAFF		
property lines, ingress/egress to the property, driveway location	on & width & all easements & rights-of-way which abut the parcel. MUNITY DEVELOPMENT DEPARTMENT STAFF		
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMPLETED BY COMP	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures		
THIS SECTION TO BE COMPLETED BY COMP	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures		
THIS SECTION TO BE COMPLETED BY COMP ZONER m F - 5 SETBACKS: Front20' from property line (PL) Side5' from PL Rear25' from PL Maximum Height of Structure(s)35'	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures		
THIS SECTION TO BE COMPLETED BY COMP ZONER m F - 5 SETBACKS: Front20' from property line (PL) Side5' from PL Rear25' from PL	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures		
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zohing & Development Code)

(Pink: Building Department)

(Yellow: Customer)



468 COOS BAY MARK & JANEIL

ACCEPTED SITUATION MADE OF SETBACKS MUST BE APPROVED TO ALCANT'S RESPONDENT OF SETBACKS MUST BE APPROVED TO ALCANT'S RESPONDENT OF SETBACKS MUST BE ALCANT'S RESPONDENT OF SETBACKS AND PROPERTY EASEMENTS AND PROPERTY TO ALCANT AND PROPERTY AND PROPERTY TO ALCANT AND PROPERTY AND PROPERT



ACTE: .

INDEPSON UNES ARE PULLED FROM PROCE OF SPECK LEDGE. IF NO SPACK LEDGE DUSTS. DIMENSIONS WILL SE FROM EDGE OF FOUNDATION.

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

THE CONTRACTOR OF MALESCAPE OF THE CONTRACTOR OF

NOTE: CRADE MUST SLOPE AWAY FROM HOUSE 8" OF PALL PA THE FIRST 10" OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION		
SUBDIVISION NAME	PRAIRE VIEW	
FILING HUMBER	1	
LOT MUMBER	6	
BLOCK NUMBER	4	
STREET ADDRESS	488 COOS BAY ST.	
COUNTY	MESA	
OMPAGE 30. FT.	480	
COVERED ENLINY SQ. FT.	176	
LIVING SQ. FT.	1449	
LOT SEE	10005 S.F.	
SETBACKS USED	FRONT 20"	
	SOCS 5'	
	REAR 25'	

SCALE: 1" = 201-0"