

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 400.00

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

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

Building Address 471 Coos Bay St. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-162-93-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1483  
 Subdivision Prairie View Sq. Ft. of Lot / Parcel 6615 sq ft.  
 Filing 1 Block 3 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Mike + Mary-Jane Seriani  
 Address 620 Moss way  
 City / State / Zip Palisade CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name same as above  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-464-4902

\*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 <u>BMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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>RAD</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 Mary-Jane Seriani Date 1-27-06  
 Department Approval M. Kathy Talle Date 2/1/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18809</u>
Utility Accounting	Date <u>2/1/06</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)

NOTICE:

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

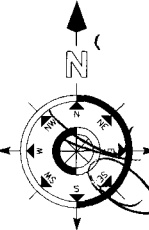
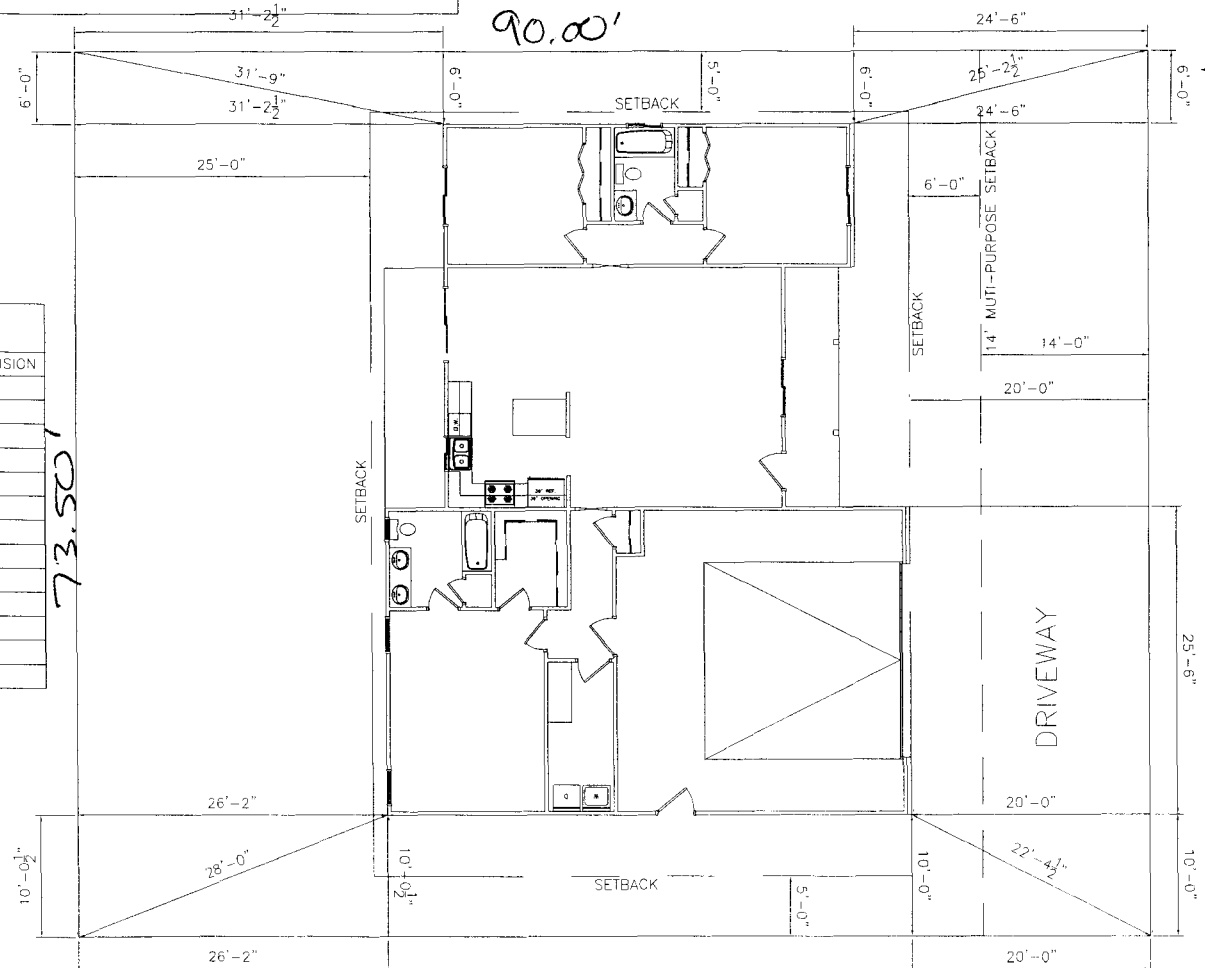
NOTE:

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

NOTE:

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE VIEW SUBDIVISION
FILING NUMBER	1
LOT NUMBER	6
BLOCK NUMBER	3
STREET ADDRESS	471 COOS BAY DR.
COUNTY	MESA
GARAGE SQ. FT.	604 SF
COVERED ENTRY SQ. FT.	90 SF
COVERED PATIO SQ. FT.	100 SF
LIVING SQ. FT.	1483 SF
LOT SIZE	6615 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'



*John Brown - 04*  
*Feb 1-30*

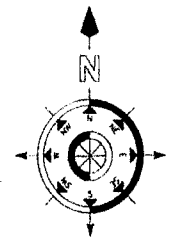
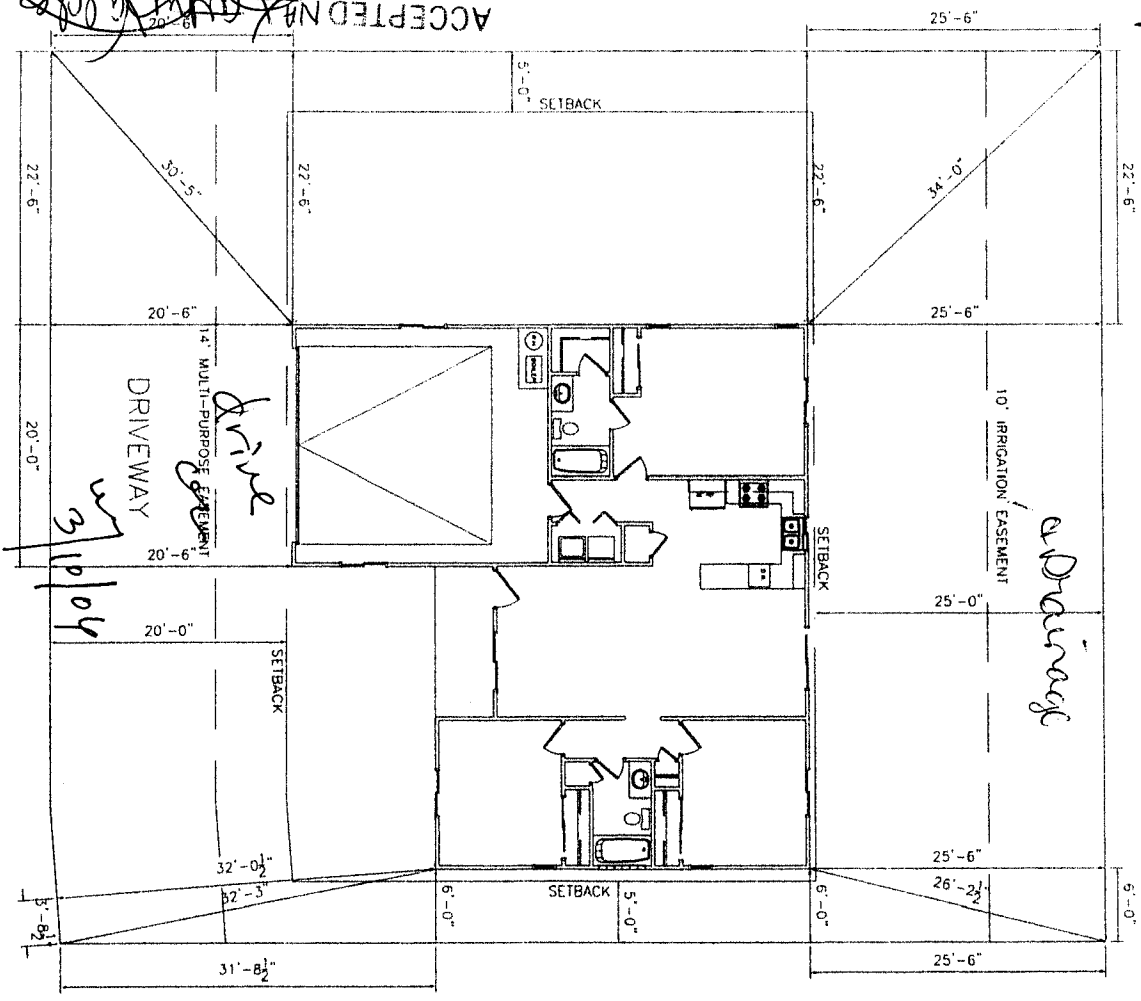
211109  
 COOS BAY DR.

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

ACCEPTED *TH X*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

ACCEPTED N/A  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT  
 LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES  
 3-30-06

472 COOS BAY STREET



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SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE VIEW
FILING NUMBER	1
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	? COOS BAY ST.
COUNTY	MESA
GARAGE SQ. FT.	433.00 S.F.
COVERED ENTRY SQ. FT.	62.00 S.F.
LIVING SQ. FT.	1185.00
LOT SIZE	6611.00 S.F.
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

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

Block 4  
 Lot 4