

FEE \$ 70.00
 TCP \$ 1539.00
 SIF \$ 4100.00

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

BLDG PERMIT NO. _____

Building Address 472 Coors Bay St No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-162-94-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1185
 Subdivision Prairie View Sq. Ft. of Lot / Parcel 6611.00
 Filing _____ Block 4 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1185
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name Koos Const. Inc
 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 Const. Inc
 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: _____

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 driveway installed by lot owners
 Voting District C Driveway Location Approval W across 600 Ingress/Egress easement
 (Engineer's Initials) will require a 10min gate that can be
accessed by 600

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 3-9-06
 Department Approval [Signature] Date 3-30-06

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 18975
 Utility Accounting [Signature] Date 3/30/06

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)

MAR 30 2006