

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 474 Coos Bay No. of Existing Bldgs 0 No. Proposed 1  
Parcel No. 2943-162-94-003 Sq. Ft. of Existing Bldgs ~~1819.6~~ Sq. Ft. Proposed 1819.6  
Subdivision Prairie View Subdivision Sq. Ft. of Lot / Parcel 6615  
Filing # 1 Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2239.6  
Height of Proposed Structure 14.0

**OWNER INFORMATION:**

Name Stephen Coop  
Address 1423 14 RD  
City / State / Zip Loma Co 81524

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

**APPLICANT INFORMATION:**

Name Stephen Coop  
Address 1423 14 RD  
City / State / Zip Loma CO 81524  
Telephone 640-2213 858-2396

\*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>RMF-5</u>	Maximum coverage of lot by structures <u>6090</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 10-25-06  
Department Approval NA Judith A. Fine Date 11-1-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19637</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/1/06</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)

73'50"

10'

Irrigation easement

28'0"

25'

set Back

ACCEPTED

NA

*Judith A. Pea* 11/1/02

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

← 5' →

set Back

← 5' →

← 6' →

96'0"

set Back

474 COOS Bay  
Prairie view SUBDivision

set Back

multi-Purpose easement

14'

37'50"

⑤

drive on lot

21'

10/31/04

20'

146'

⑥

COOS Bay ST.