

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 475 Coos Bay
 Parcel No. 2943-162-93-004
 Subdivision Prairie View Subdivision
 Filing _____ Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1291
 Sq. Ft. of Lot / Parcel 6480 Garage 377
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Kathy & Joe DeBruce Ave
 Address 498 30 3/4 RD
 City / State / Zip Grand Jct, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Kathy & Joe DeBruce Ave
 Address 498 30 3/4 RD
 City / State / Zip Grand Jct, CO 81504
 Telephone 970-434-9195

***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>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>W</u> (Engineer's Initials)

PAT
 JAN 21 2006
 TB

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).

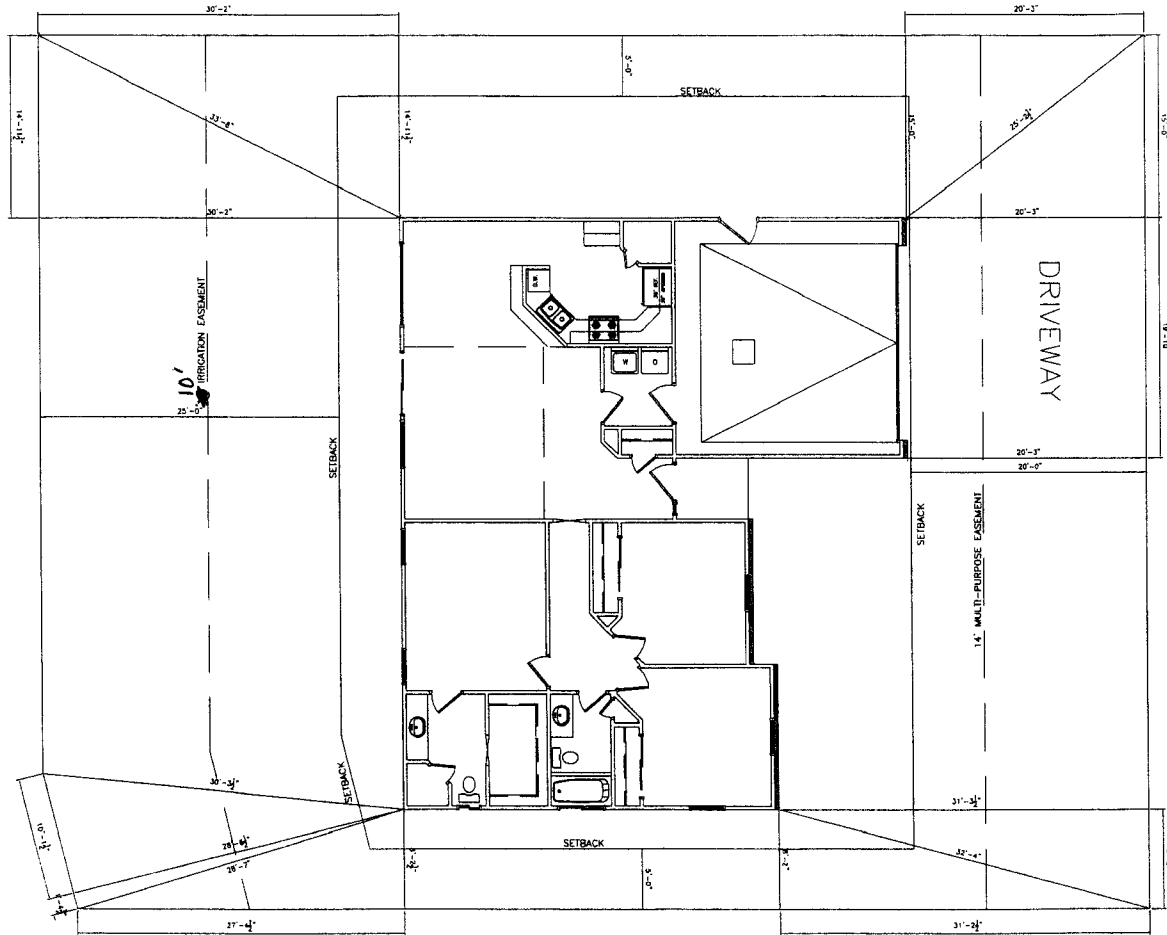
Applicant Signature Kathy DeBruce Date 1-25-06
 Department Approval NA [Signature] Date 1-27-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18784</u>
Utility Accounting <u>Li Bensley</u>	Date <u>1/27/06</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)

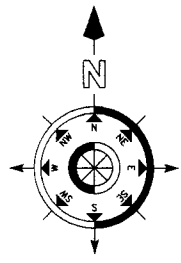
RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS BEFORE PRIOR TO CONSTRUCTION.
 THE PLAN CONSTITUTES BUILDING AND IS HOME OWNER'S ACCEPTANCE OF THESE TERMS.
 DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 NO OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 I HAVE NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR SETBACK DATA.

Joe's Kaitery, DeBrunner Ave
 4775 Coos Bay



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

done
 on
 1/26/05



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

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE VIEW SUBDIVISION
FILING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	4
STREET ADDRESS	7 COOS BAY ST
COUNTY	MESA
LOT SIZE	6663.33 S.F.
SETBACKS USE	FRONT 20' SIDES 5' REAR 25'

COOS BAY STREET

1-27-06

ACCEPTED NPL/Steve
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE BUILDER NEEDS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.