

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 466 Dodge St
 Parcel No. 2943-162-92-001
 Subdivision PRairie View
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1185
 Sq. Ft. of Lot / Parcel 7528
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1603
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name Koos Tri Star
 Address PO Box 4350
 City / State / Zip GT, CO. 81502

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

APPLICANT INFORMATION:

Name Koos Tri Star
 Address PO Box 4350
 City / State / Zip GT, CO 81502
 Telephone 242-8779

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Residence

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 <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>KAD</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).

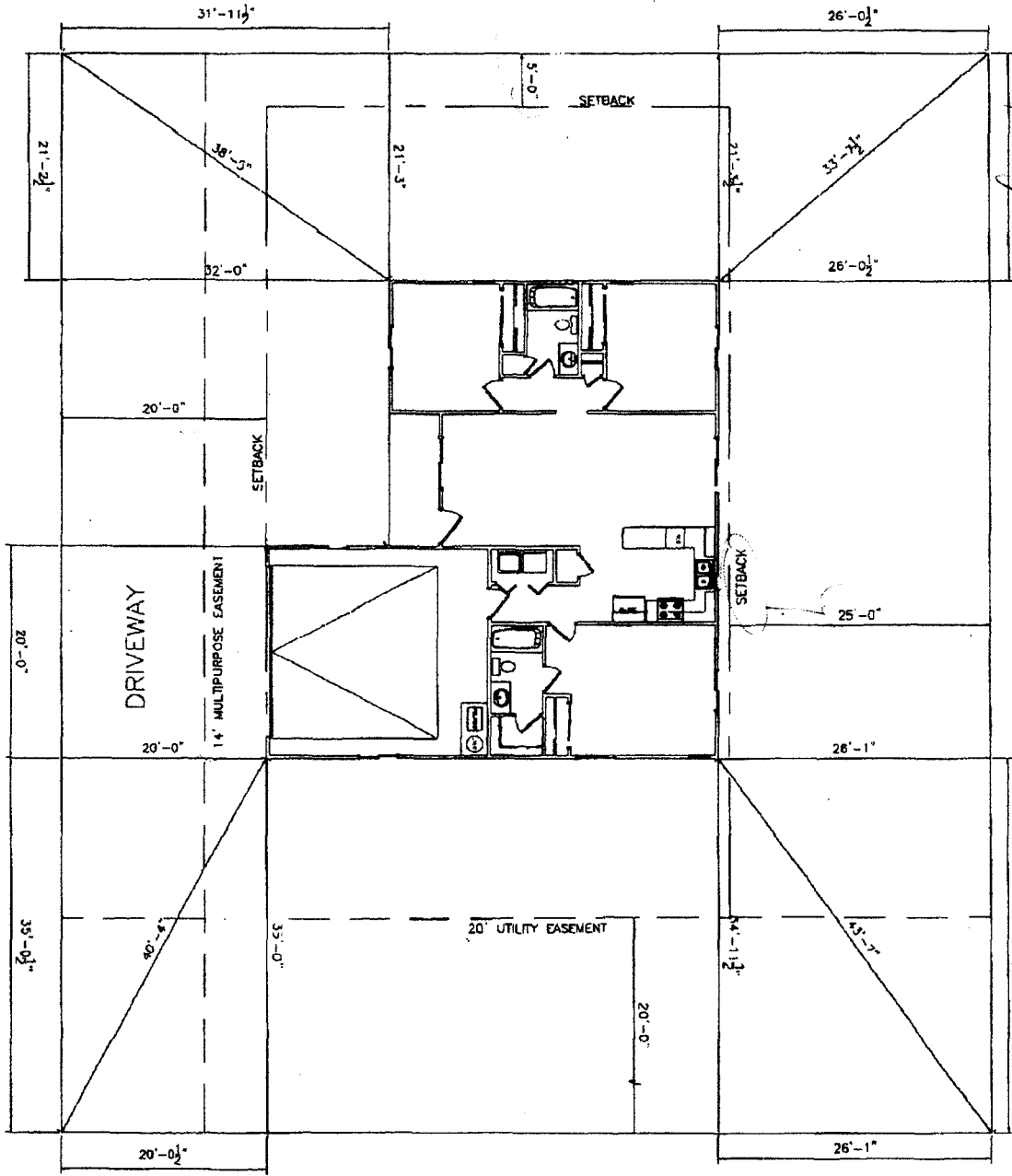
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-17-06
 Department Approval NA [Signature] Date 11/1/06

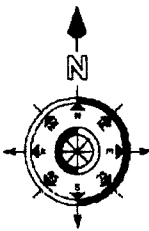
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19640</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/1/06</u>

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)

DODGE STREET



ACCEPTED NA *Judith N. Green* 11/11/06
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT LICANT'S



*Approved by
 Judith N. Green
 11/11/06*

NOTES:
 1. I, AS THE DESIGNER OF THIS PLAN, OR OTHER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONVEYS NO WARRANTY AND OR HAVE OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WERE NOTED.
 4. WALLS AND OR OTHER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN CONSIDERED BY AUCRATORY. SEE SEPARATE DRAWINGS BY OTHERS FOR SURVEY DATA.

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

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRIARIE VIEW
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	466 DODGE ST.
COUNTY	MESA
GARAGE SQ. FT.	433 SF
LIVING SQ. FT.	1185 SF
LOT SIZE	7528 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

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