

FEE \$	10.00
TCP \$	1539.00
SIF \$	4000.00

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

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

Building Address 470 Modoc  
 Parcel No. 2943-162-93-010  
 Subdivision Prairie View  
 Filing \_\_\_\_\_ Block 3 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1224  
 Sq. Ft. of Lot / Parcel 7068.00  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1224  
 Height of Proposed Structure 15'

**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, 81503  
 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 about the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-5 Maximum coverage of lot by structures 60090  
 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 Fencing installed by lot  
 Voting District C Driveway Location Approval WMB will require a 10' min gate that can be  
 (Engineer's Initials) Accessed by GSDO

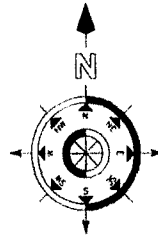
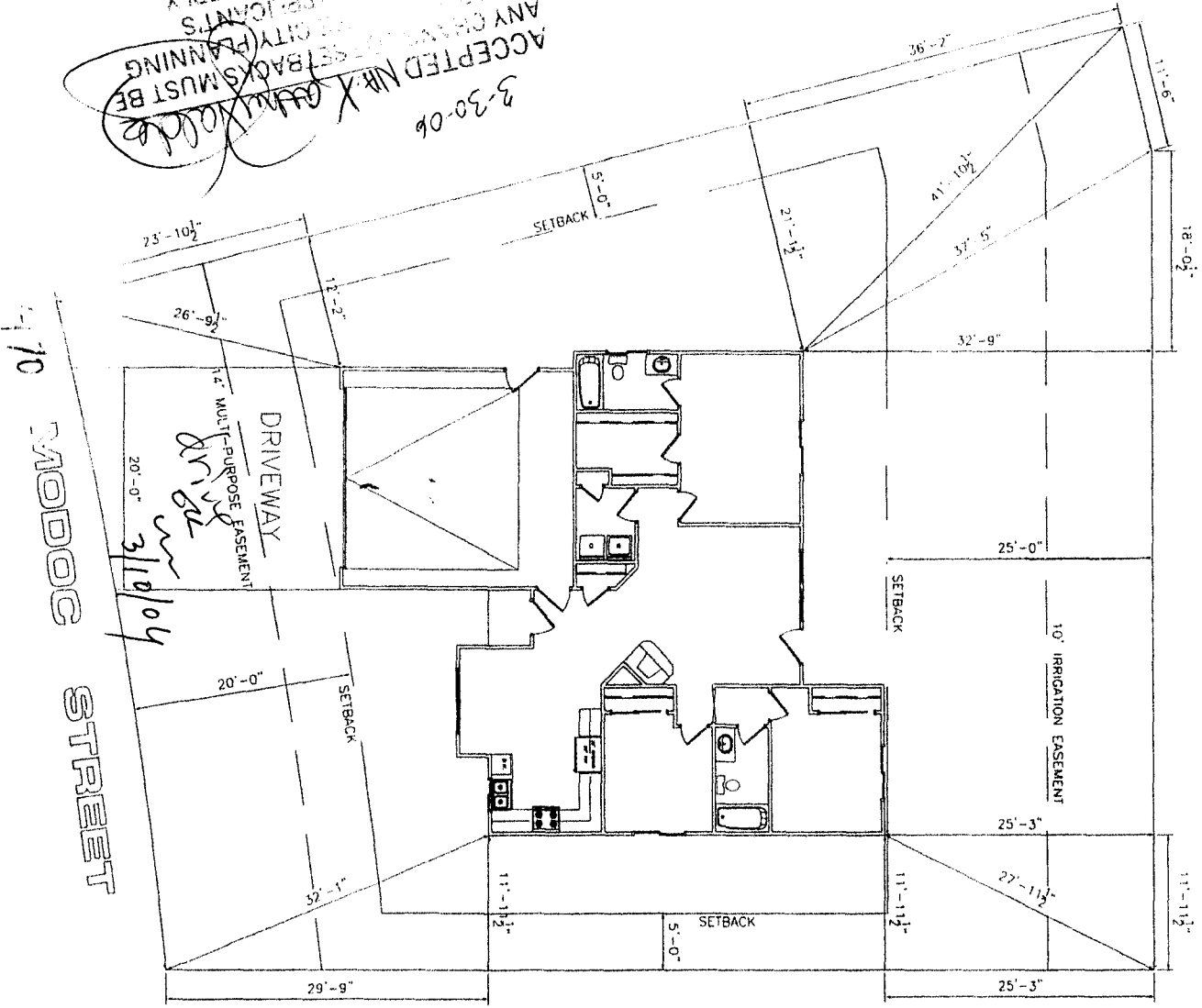
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 \_\_\_\_\_ Date 3-9-06  
 Department Approval NA \_\_\_\_\_ Date 3-30-06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>18974</u>
Utility Accounting <u>1 Benseney</u>	Date <u>3/30/06</u>		

ACCEPTED NR X *3-30-06*  
 ANY CHANGES TO SETBACKS MUST BE  
 APPROVED BY CITY PLANNING  
 DEPT. BEFORE APPLICANTS  
 RESUBMIT TO PROPERTY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



**NOTE:**  
 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 AUTODRAW! SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

**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	PRIARIE VIEW
FILING NUMBER	1
LOT NUMBER	10
BLOCK NUMBER	3
STREET ADDRESS	? MODOK STREET
COUNTY	MESA
GARAGE SQ. FT.	439.00 S.F.
COVERED ENTRY SQ. FT.	20.00 S.F.
LIVING SQ. FT.	1224.00
LOT SIZE	7066.00 S.F.
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

*Block 3  
 Lot 10*

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