

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 3026 Mohawk Ave No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-162-91-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1448
 Subdivision Prairie View Sq. Ft. of Lot / Parcel 10,169
 Filing 1 Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2004
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name Koos Const Inc
 Address 600 White Ave #205
 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 #205
 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: 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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Please note fencing</u>
Voting District <u>C</u> Driveway Location Approval <u>GH</u> (Engineer's Initials)	<u>Restrictions</u>

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).

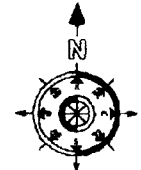
Applicant Signature [Signature] Date 6-5-06

Department Approval [Signature] Date 6/20/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>19206</u>
Utility Accounting <u>Marshall Co</u>	Date <u>6/20/06</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)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND THE APPLICANTS
 RESPONSIBILITY TO PROTECT
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



NOTE:
 1. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
 2. THE BUILDER SHALL VERIFY THE EXISTING GRADE AND VERIFY THE ACCEPTANCE OF THE LOCAL BUILDING CODE.
 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. PLUMBING AND ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 5. THE PLUMBING AND ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

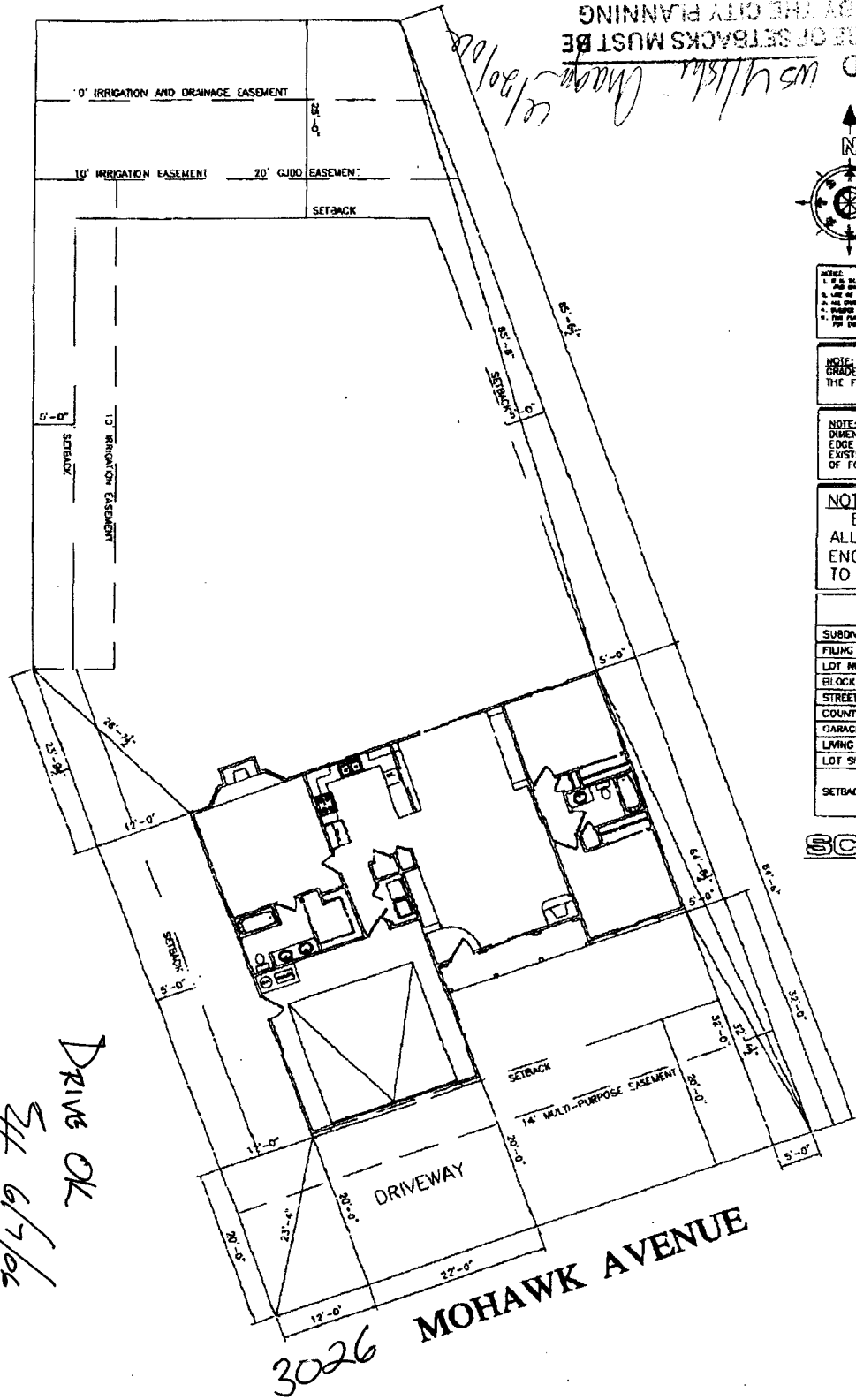
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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
FILING NUMBER	1
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	3026 MOHAWK AVE.
COUNTY	WESA
GARAGE SQ. FT.	476 SF
LIVING SQ. FT.	1449 SF
LOT SIZE	10,189 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

SCALE: 1" = 20'-0"



DRIVE OK
 SFF 6/7/06

3026 MOHAWK AVENUE