

FEE \$ 10.<sup>00</sup>  
 TCP \$ 1589.<sup>00</sup>  
 SIF \$ 460.<sup>00</sup>

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

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

*pl*

Building Address 455 PRAIRIE FIRE<sup>SE</sup> No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-162-51-023 99-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1579  
 Subdivision PRAIRIE VIEW SOUTH Sq. Ft. of Lot / Parcel 6624  
 Filing 1 Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2057  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name KOOS CONST. INC  
 Address PO Box 4350 81502  
 City / State / Zip GT CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name KOOS CONST INC  
 Address PO Box 4350  
 City / State / Zip GT CO 81502  
 Telephone 242-8779

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 R-5 Maximum coverage of lot by structures 60%  
 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 \_\_\_\_\_  
 Voting District "C" Driveway Location Approval [Signature]  
 (Engineer's Initials)

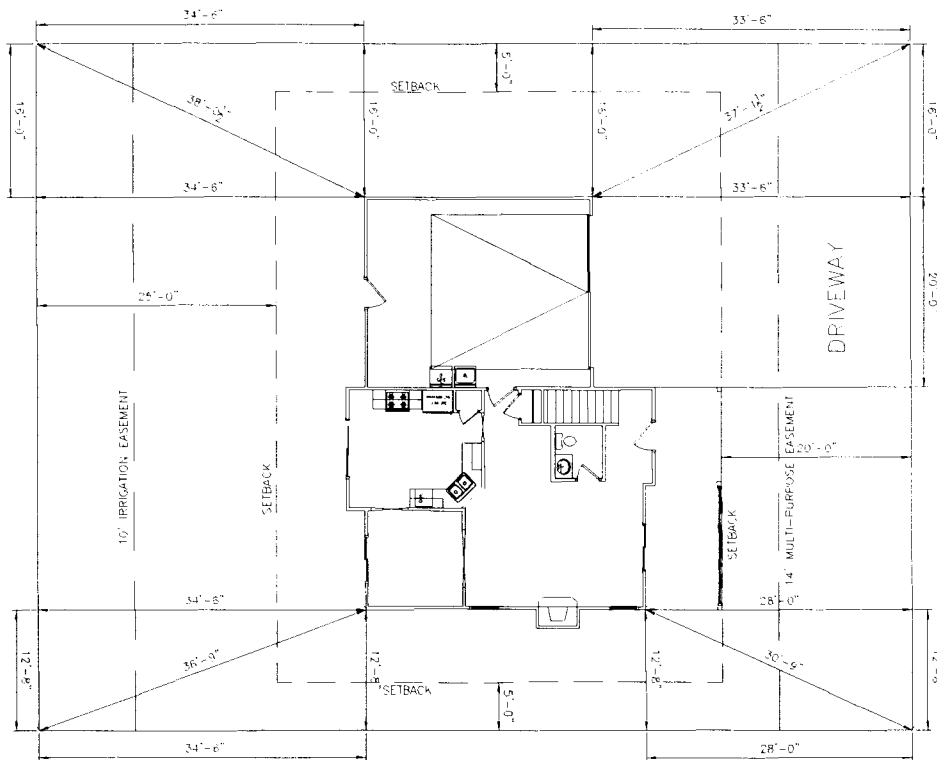
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8-7-07  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>20635</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-24-7</u>

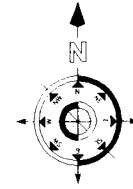
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C:1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



PRAIRIE FIRE DRIVE

ok 7/8/08

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



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

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

- NOTICE:
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 OWNER ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
  4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE VIEW SOUTH
FILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	4
STREET ADDRESS	455 PRAIRIE FIRE ST.
COUNTY	MESA
GARAGE SQ. FT.	480 SF
COVERED ENTRY SQ. FT.	80 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1580 SF
LOT SIZE	6024 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

SCALE: 1" = 20'-0"

*Gayleen Henderson*

DEVELOPER: JAMES WOODS  
PLANNING: JAMES WOODS  
DESIGNER: JAMES WOODS  
CITY OF MESA PLANNING DEPARTMENT  
CITY ENGINEER: JAMES WOODS