

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 458 PRAIRIE FIRE
 Parcel No. 2943-162-97-005
 Subdivision PRAIRIE VIEW SOUTH
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1212
 Sq. Ft. of Lot / Parcel 7729
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1212 33%
 Height of Proposed Structure 15.5

OWNER INFORMATION:

Name KOOS CONST. INC
 Address P.O. Box 4350
 City / State / Zip G.J. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 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>R-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>RL</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 4-30-08
 Department Approval [Signature] Date 5/2/08

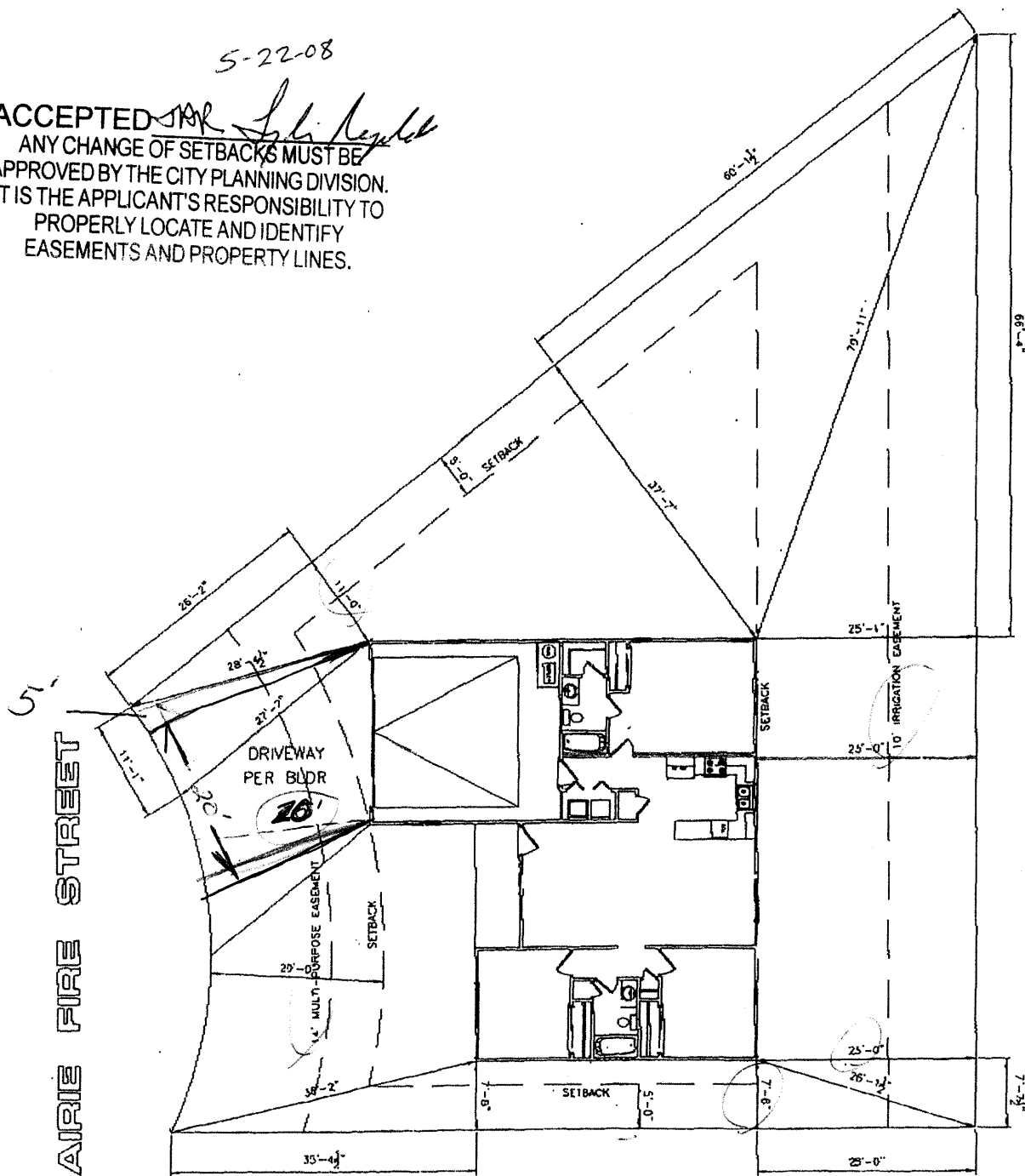
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21041</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/22/08</u>

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)

458 PRAIRIE FIRE ST

5-22-08

ACCEPTED *MR. John Reynolds*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE:
 BUILDER TO VERIFY ALL SETBACK AND E. ENCROACHMENTS PRI TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE 1 EDGE OF BRICK LEDGE. EXISTS, DIMENSIONS WILL OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AW THE FIRST 10' OF DIST

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER TO AND DETERMINE PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AN
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION
 4. BUILDER AND OR OWNER TO VERIFY ALL SET
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY A FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	PRAIRIE V
FLING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	2
STREET ADDRESS	458 PRAI
COUNTY	MESA
CARPACE SQ. FT.	433 SF
LIVING SQ. FT.	1212 SF
LOT SIZE	7729 SF
SETBACKS USED	FRONT 26' SIDES 5' REAR 25'

SCALE: 1/4" = 1'