

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 4100.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2811 Columbine PK Ct No. of Existing Bldgs 0 No. of Proposed 1
 Parcel No. 2943-073-48-008 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1350
 Subdivision Columbine PK Sq. Ft. of Lot / Parcel 5421
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2827
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ken Fulmer
 Address 680 Bean Ranch Rd
 City / State / Zip W. Co 81527
Whitewater

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ken Fulmer
 Address 680 Bean Ranch Rd
 City / State / Zip Whitewater Co 81527
 Telephone 216-8271

***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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE BMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District C Driveway Location Approval WLF
 (Engineer's Initials)

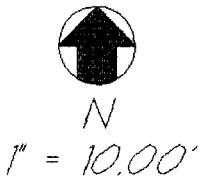
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Ken Fulmer Date 3-9-06
 Department Approval KV Gayleen Henderson Date 3-14-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18914
 Utility Accounting [Signature] Date 3/14/06

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)



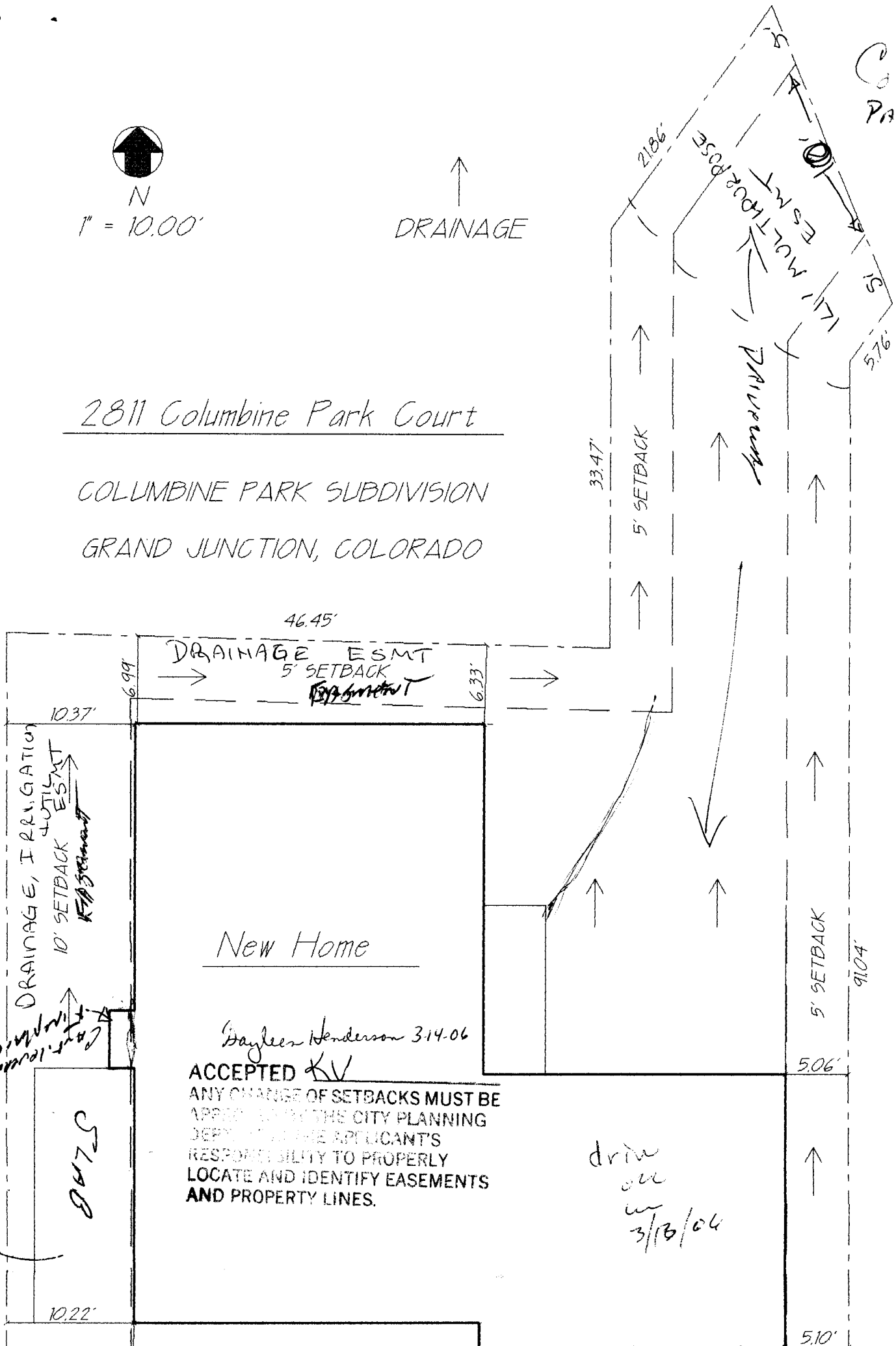
Columbine
Park Ct

2811 Columbine Park Court

COLUMBINE PARK SUBDIVISION

GRAND JUNCTION, COLORADO

cannot be covered in placement on setback



10.22'

517.5

6.264'