

FEE \$ 10.<sup>00</sup>  
 TCP \$ 1539.<sup>00</sup>  
 SIF \$ 460.<sup>00</sup>

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

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

Building Address 2812 Columbine Park  
 Parcel No. 2943-073-48-010  
 Subdivision Columbine Park  
 Filing 1 Block 2 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1831  
 Sq. Ft. of Lot / Parcel 5191  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3182  
 Height of Proposed Structure 21

**OWNER INFORMATION:**

Name Ridmore Enterprises  
 Address 703 23<sup>rd</sup> 110 Rd.  
 City / State / Zip Grand Jct., CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Ridmore Enterprises  
 Address 703 23<sup>rd</sup> 110 Rd.  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 242-7444

**\*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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</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>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation</u>		
Voting District <u>C</u>	Driveway Location Approval <u>UW</u> required	(Engineer's Initials)	

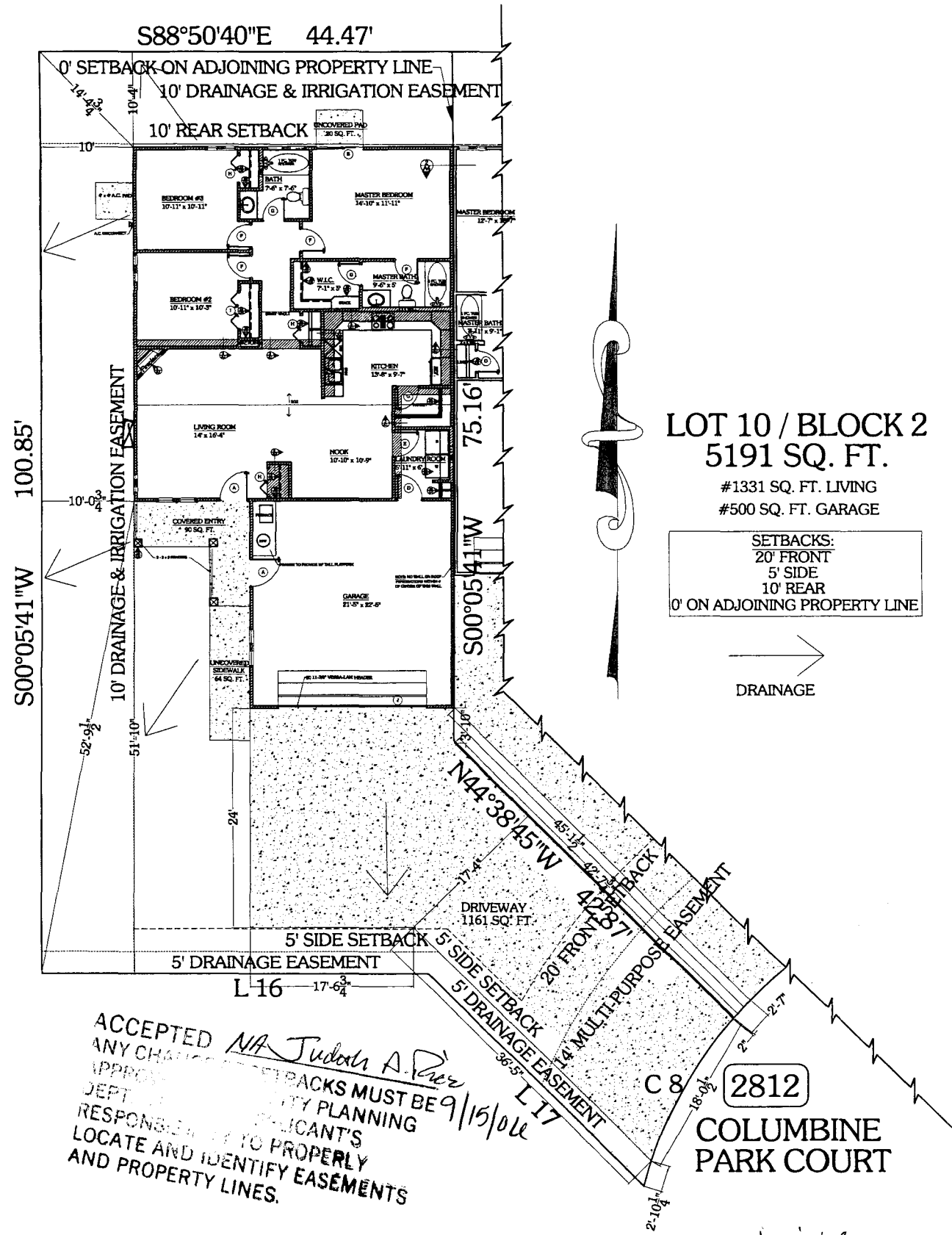
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 9/10/06  
 Department Approval NA Judith A. Fox Date 8/18/06 9/15/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19477</u>
Utility Accounting <u>[Signature]</u> Date <u>9/15/06</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)



1 P1 **PLOT PLAN**  
 1" = 10'

P1	PLAN DATE:	7.5.06
	DRAWING BY:	MELINA ROSE
	REVISIONS:	

**2812 Columbine Park Court**  
 Columbine Park Subdivision Lot-10/Block-2  
 #1331

**Rldemore Enterprises, Inc.**  
 703 23<sup>1/2</sup> Road  
 Grand Junction, CO. 81505  
 Phone: 970-242-7444  
 Fax: 970-242-7454  
 Rldemore@caal.net