

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 2813 Columbine Park Ct No. of Existing Bldgs 00 No. Proposed 1
 Parcel No. 2943 073 48 007 Sq. Ft. of Existing Bldgs 00 Sq. Ft. Proposed 1359
 Subdivision Columbine Park Sq. Ft. of Lot / Parcel _____
 Filing _____ Block Two Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Frontline Properties LLC
 Address 420 MONTERO ST
 City / State / Zip GRAND JCT CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Frontline Properties LLC
 Address 420 MONTERO ST
 City / State / Zip GRAND JCT CO 81503
 Telephone 750-0156

***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 RMF-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 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundations Required
 Voting District C Driveway Location Approval W (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 3-22-06

Department Approval [Signature] Date 3-24-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18953

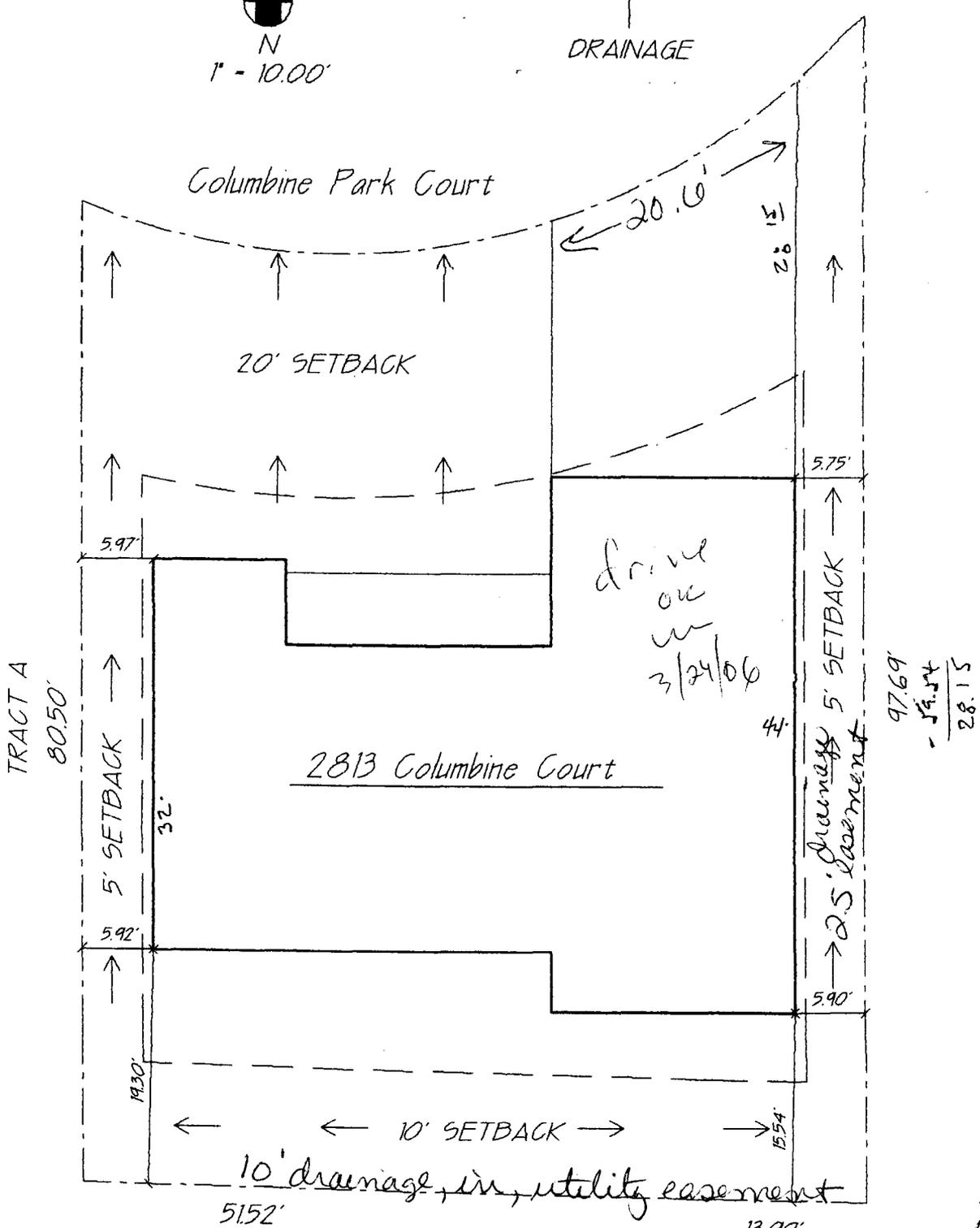
Utility Accounting [Signature] Date 3/24/06

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)



N
1" = 10.00'

DRAINAGE



Lot 7, Block 2

COLUMBINE PARK SUBDIVISION

GRAND JUNCTION, COLORADO

ACCEPTED

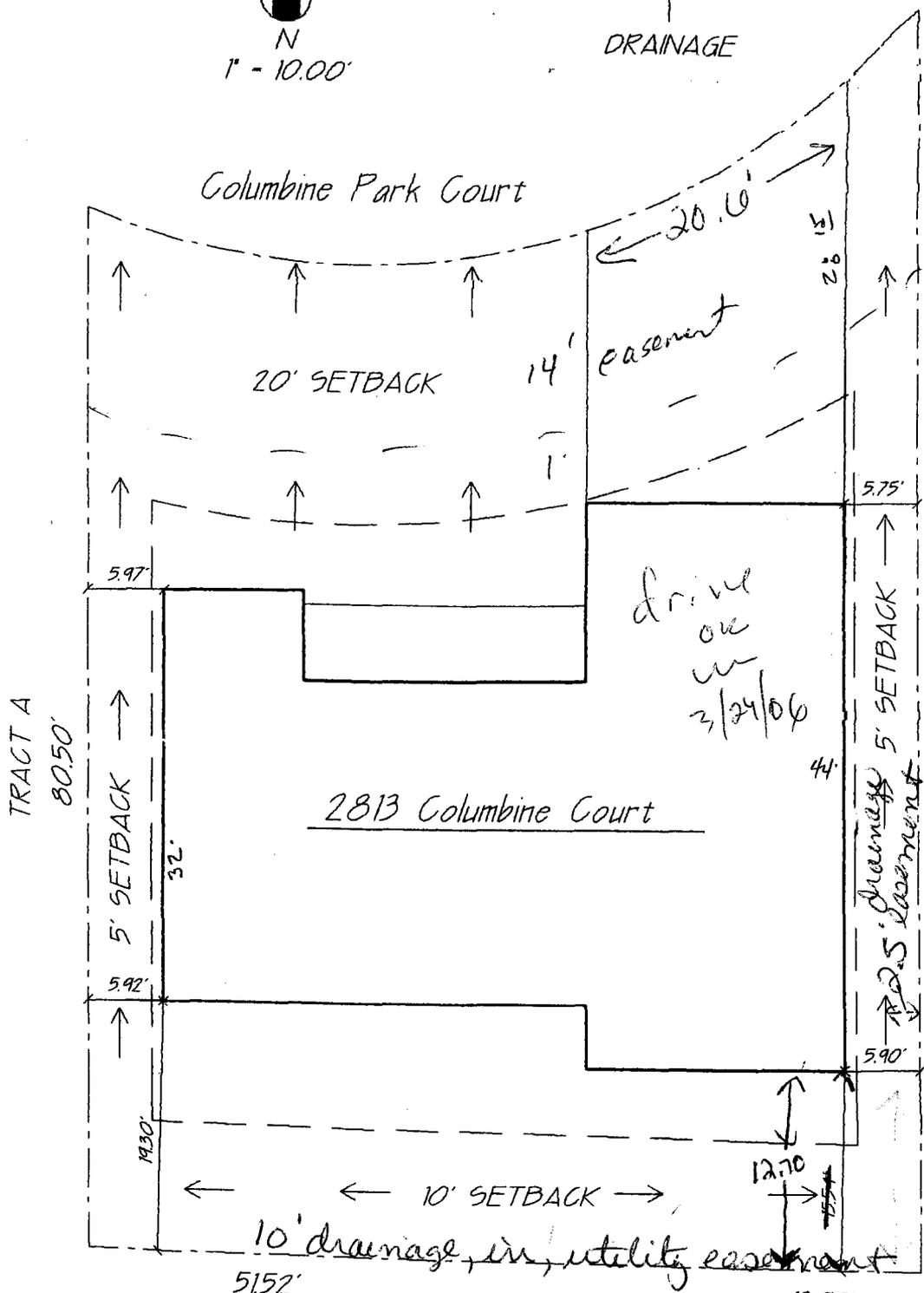
3-24-06
JH
Daylen
Anderson

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ALL HOMES ARE REQUIRED TO HAVE A 8% SLOPE AWAY FROM THE EDGE OF THE FOUNDATION FOR A MINIMUM OF 5 FEET. THE FOUNDATION MUST EXTEND A MINIMUM 6' ABOVE GROUND LEVEL AND THE TOP OF FOUNDATION IS TO BE A MINIMUM OF 10 FEET ABOVE THE LOT OUTFALL.

N
1" = 10.00'

DRAINAGE



4-21-06
 ACCEPTED *Gayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER
 CITY ENGINEER
 RESIDENTS MUST BE NOTIFIED
 LOCATIONS OF ALL EASEMENTS AND PROPERTY LINES

97.69
 - 54.54
 28.15

drive over
 on
 3/24/06

Lot 7, Block 2

COLUMBINE PARK SUBDIVISION
 GRAND JUNCTION, COLORADO

3-24-06
 ACCEPTED *JM Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER
 CITY ENGINEER
 RESIDENTS MUST BE NOTIFIED
 LOCATIONS OF ALL EASEMENTS AND PROPERTY LINES

COPY

ALL HOMES ARE REQUIRED TO HAVE A 8% SLOPE AWAY FROM THE EDGE OF THE FOUNDATION FOR A MINIMUM OF 5 FEET. THE FOUNDATION MUST EXTEND A MINIMUM 6" ABOVE GROUND LEVEL AND THE TOP OF FOUNDATION IS TO BE A MINIMUM OF 10 FEET ABOVE THE LOT OUTFALL.