

FEE \$	10.00
TCP \$	1539.00
SIF \$	420.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2814 Columbine Parkct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-48-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Columbine Park Sq. Ft. of Lot / Parcel 1782
 Filing 1 Block 2 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2771
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 703 23rd 1/2 Rd
 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 Ridemore Enterprises
 Address 703 23rd 1/2 Road
 City / State / Zip Grand Jct., CO 81503
 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation
 Voting District C Driveway Location Approval required
 (Engineer's Initials) UP

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).

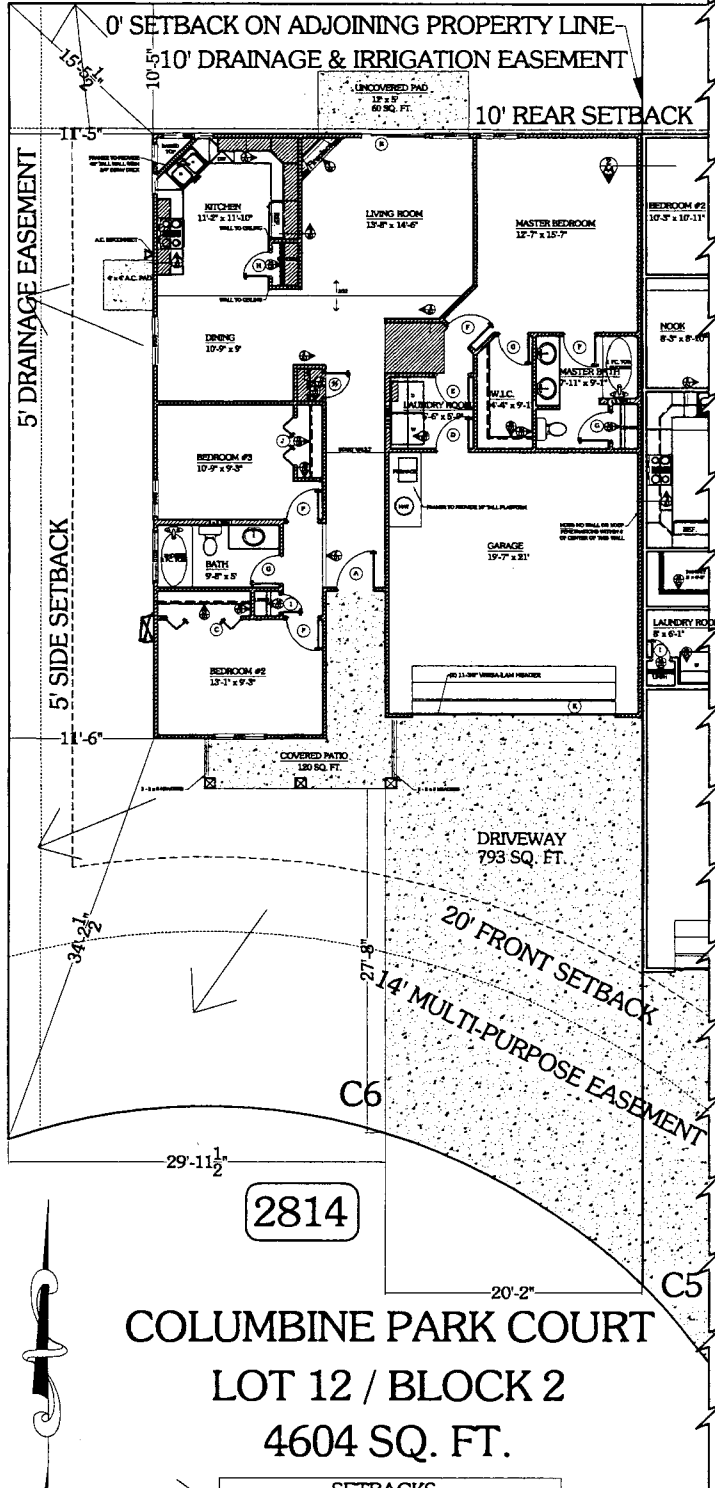
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/10/06
 Department Approval NA Joshua A. Van Date 8/10/06 9/15/06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No.	<u>19479</u> <u>19479</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)

S88°50'40"E 50.05'



ACCEPTED *NA* *Turlock A. Rose* 9/15/06
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

P1
 1" = 10'
 PLOT PLAN

2814
 COLUMBINE PARK COURT
 LOT 12 / BLOCK 2
 4604 SQ. FT.

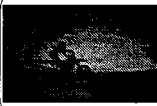
SETBACKS:
 20' FRONT
 5' SIDE
 10' REAR
 0' ON ADJOINING PROPERTY LINE

#1356 SQ. FT. LIVING
 #426 SQ. FT. GARAGE

drive on
8/16/06

P1	REVISIONS:
	DRAWING BY: MELINDA ROSE
	PLAN DATE: 7-25-06

2814 Columbine Park Court
 Columbine Park Subdivision Lot-12/Block-2
 #1356



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 703 21¹/₂ Road
 Grand Junction, CO 81505
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 Fax: 970-242-7454
 Ridmore@ccsco.net