

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 400.00

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

BLDG PERMIT NO. _____

Building Address 2815 Columbine Park Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-48-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1350 + 561
 Subdivision Columbine Sub Sq. Ft. of Lot / Parcel 4890
 Filing _____ Block Two Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Frontline Properties LLC
 Address 420 Montrose 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 Montrose St
 City / State / Zip Grand Jct Colo 81503
 Telephone 250-0156

***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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>26'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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 _____
Voting District <u>C</u> Driveway Location Approval <u>W</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).

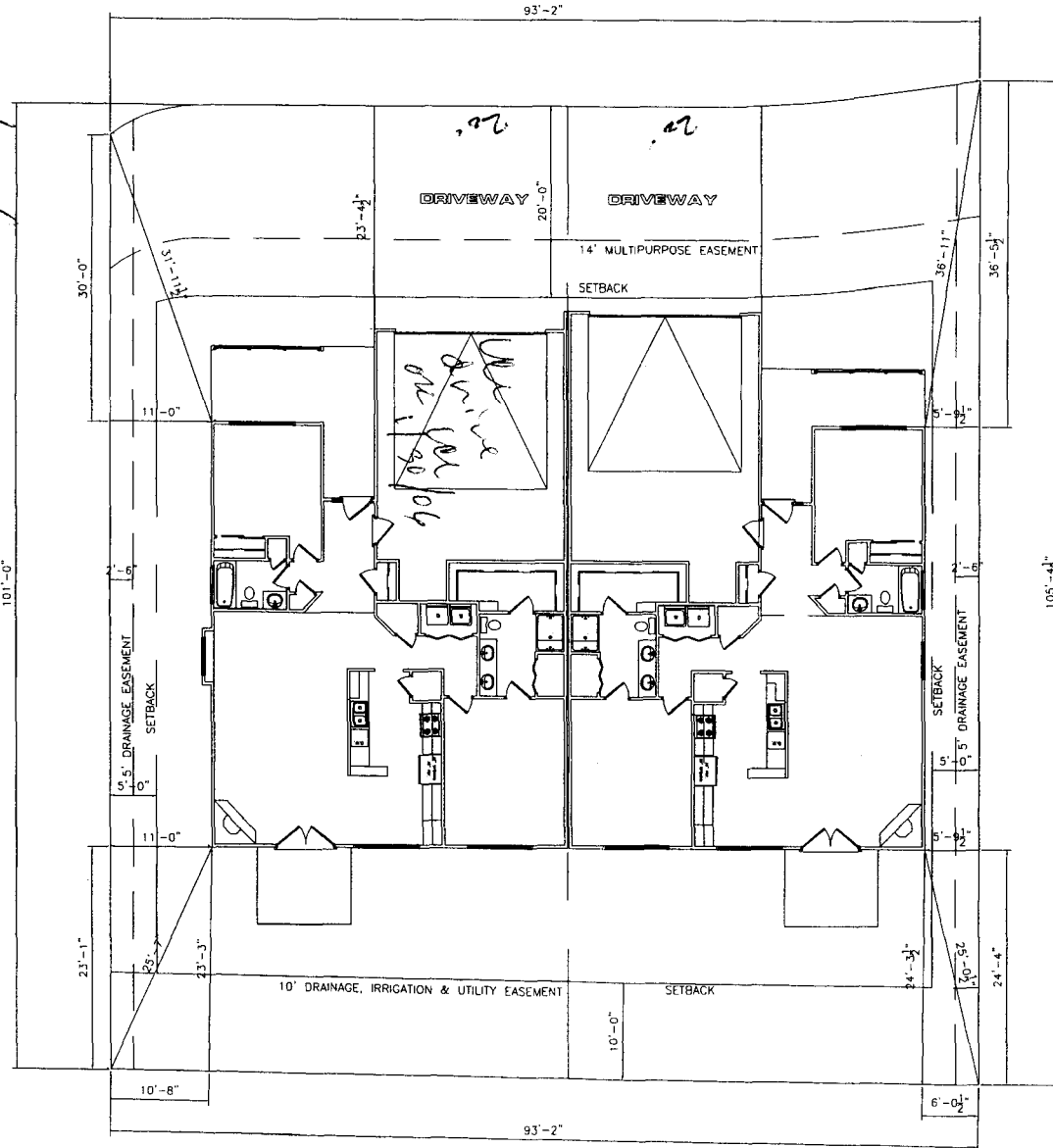
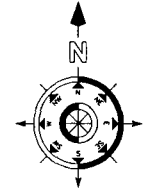
Applicant Signature [Signature] Date 1-27-06
 Department Approval [Signature] Date 1-30-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>18790</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/30/06</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)

ACCEPTED *Michelle Moore 1-30-06*
 ANY CHANGE OF CONTRACTS MUST BE APPROVED BY THE PLANNING DEPT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EASEMENTS AND PROPERTY LINES.

COLUMBINE PARK COURT



NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLUMBINE PARK
FILING NUMBER	?
LOT NUMBER	6
BLOCK NUMBER	2
STREET ADDRESS	2815 COLUMBINE PARK CT
COUNTY	MESA
GARAGE SQ. FT.	521 SF
COVERED ENTRY SQ. FT.	194 SF
LIVING SQ. FT.	1346 SF
LOT SIZE	4980 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLUMBINE PARK
FILING NUMBER	?
LOT NUMBER	5
BLOCK NUMBER	2
STREET ADDRESS	2815 1/2 COLUMBINE PARK CT
COUNTY	MESA
GARAGE SQ. FT.	562 SF
COVERED ENTRY SQ. FT.	148 SF
LIVING SQ. FT.	1340 SF
LOT SIZE	4526 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SCALE: 1" = 20'-0"