

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 2817 Columbine Park Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2948-073-48-004 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1350
 Subdivision Columbine Park Sq. Ft. of Lot / Parcel 4543
 Filing _____ Block Two Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Tim Brady
 Address 514 28th Rd #1
 City / State / Zip Grand Jet Co 81501

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 Jet Co 81503
 Telephone 970 250-0156

*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>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>S</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>An engineered foundation shall be required for each lot within this subdivision.</u>		
Voting District <u>C</u>	Driveway Location Approval <u>CU</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 9-13-06
 Department Approval [Signature] Date 9/13/06 9/14/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19474</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/14/06</u>		

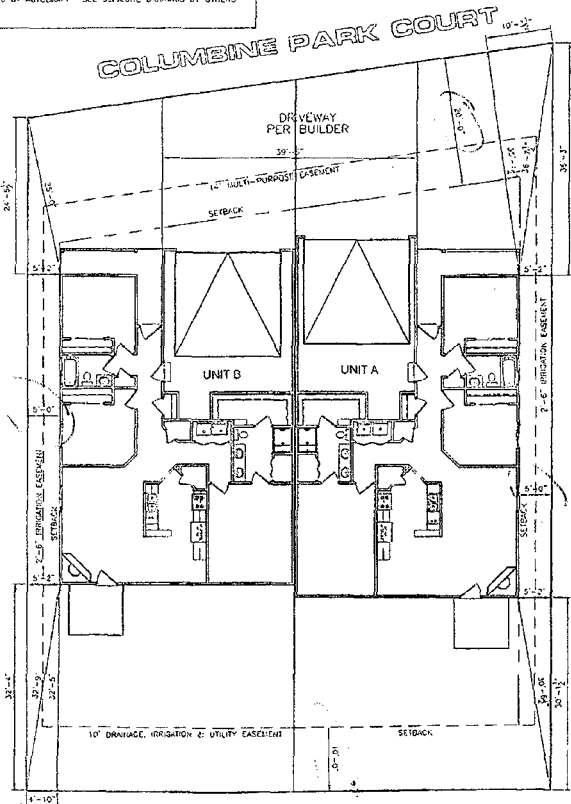
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2817 Columbine Park Ct.

drive
orc
llw
9/13/06

9/14/06
ACCEPTED ~~9/13/06~~ ~~Tubbs~~ ~~Dick~~
ANY CURB CUTS, SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

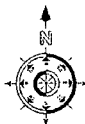
NOTES:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



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

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

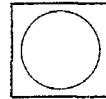
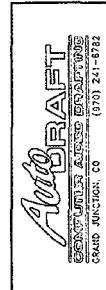
NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.



SITE PLAN INFORMATION	
SUBMISSION NAME	COLUMBINE PARK SUBDIVISION
FILED NUMBER	N/A
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	7 COLUMBINE PARK COURT
COUNTY	NECA
GARAGE SQ. FT.	478 SF
LIVING SQ. FT.	1364 SF
LOT SIZE	4543 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SITE PLAN INFORMATION	
SUBMISSION NAME	COLUMBINE PARK SUBDIVISION
FILED NUMBER	N/A
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	7 COLUMBINE PARK COURT
COUNTY	NECA
GARAGE SQ. FT.	475 SF
LIVING SQ. FT.	1364 SF
LOT SIZE	4507 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

REVISIONS	
NO.	DATE
1	12/16/05
2	
3	
4	
5	
6	
7	
8	
9	
10	



TONY PERRY
BRADY GROUP DUPLEX
LOTS 3 & 4

DESIGN BY
AUTOCRAFT
DATE
7/8/06
SCALE
1/8" = 1'-0"
SITE