FEE \$ 10.00/
TCP\$ 1539 00
SIF \$ 4(00,00

## **PLANNING CLEARANCE**

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

## **Community Development Department**

Building Address 1818 Columbia CAGU CT	No. of Existing Bldgs No. Proposed
Parcel No. 2443 - 013 - 47 - 603	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed _ i 334
Subdivision Columbonse Cark Sub	Sq. Ft. of Lot / Parcel 47 to
Filing Block & Lot 3	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Frantline Properties LLC  Address 420 Marters 57	DESCRIPTION OF WORK & INTENDED USE:  New Single Family Home (*check type below) Interior Remodel Other (please specify):
City/State/Zip Grand Ict Co 8,503	
APPLICANT INFORMATION:  Name <u>Frontline Properties LLC</u> Address <u>420 Kontlero St</u>	*TYPE OF HOME PROPOSED:  Site Built
City/State/Zip Grand JCT Co 81503	NOTES:
Telephone 970 250-0156	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exproperty lines, ingress/egress to the property, driveway location	cisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
The state of the s	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-8	Maximum coverage of lot by structures
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 Driveway Location Approval(Engineecs Initials)	Arguired.
	in writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code).
Applicant Signature	Date 8-22-06  Date 8/29/06
Department Approvat Tudorh Agus	Date 8128101 . 8/29/06
Additional water and/or fewer tap fee(s) are required:	Date Stations Transco
Utility Accounting	

HONCE:

1 If 5 Inc. RESPONDENCE OF THE BULDES OF OWNER TO WERE ALL DEWAYS
AND DIMERSOME PROF TO CONSTRUCTION

2 USE OF THIS PLAN CONSTRUCTS BULDER AND ON HOME OWNERS ACCEPTANCE OF THISSE TERMS.
3 ALL DEMANDERS ARE TO EDGE OF CRADERICAN UNITED OTHER MISE MOTE

4 BULDER AND OR OWNER TO VERSE ALL SETBOCKS AND EXECUTION

5 THIS PLAN NOW, OR LEET MOUNTERED OF AUTOGRAFT. SET SEPARATE DRAWNSS BY OTHERS
OVER CHROTECHING DATA.

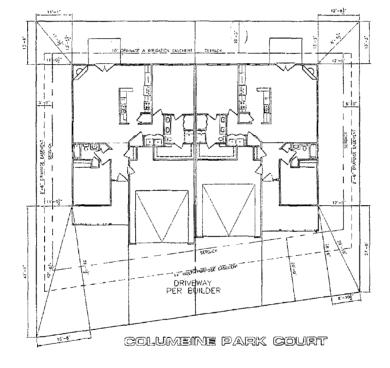
NOTE GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10" OF DISTANCE PER LOCAL BUILDING CODE.

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

NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

SITE PLAN IS	#CDustion
SUBUMISION NAME	COLUMBINE PARK SUBDIVISION
FILMS NUMBER	N/A
LOT MUMBER	3
BLOCK NUMBER	
STREET ACURESS	2 COLUMBINE PARK COURT
CCURITY	WESA
CARACE SO ET	562 CT

SETBACKS USED



SCAIE.	dn=502-0n



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ACKS MUST BE PLANNING (IT'S

ACCEPTE ANY CHAS APPROVE

EASEMENTS

DEFINE COCATE AND PROPERTY LINES.

30  $\wp$ 7

REVISIONS

ACCED ANOL **1** 

AUTODRAFT 7/18/06 7/18/06 1/8" = 1"-0" 5441 SITE