

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 2818 Columbus Park Ct No. of Existing Bldgs -0- No. Proposed 1  
 Parcel No. 2943-013-47-003 Sq. Ft. of Existing Bldgs -0- Sq. Ft. Proposed 1339  
 Subdivision Columbus Park Sub Sq. Ft. of Lot / Parcel 4700  
 Filing \_\_\_\_\_ Block ONE Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name Frontline Properties LLC  
 Address 420 MONTEGO 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 MONTEGO ST  
 City / State / Zip GRAND JCT 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 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 Required.  
 Voting District C Driveway Location Approval RAD (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 8-22-06

Department Approval [Signature] Date 8/28/06 8/29/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19427</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/29/06</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)

