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 __2819 Columbine Pork Ct__ No. of Existing Bldgs __0__   No. Proposed __1__

Parcel No. __2943-073-48-003__   Sq. Ft. of Existing Bldgs __0__   Sq. Ft. Proposed __1364__

Subdivision __Columbine Park__   Sq. Ft. of Lot / Parcel __4567__

Filing _____ Block __2__ Lot __3__   Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION: Height of Proposed Structure _____

Name __Tim Brady__

Address __514 28¼ Rd Suite 1__

City / State / Zip __Grand Junction 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 Jct 81503__

Telephone __970 363 250-0156__

*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__

SETBACKS: Front __20__ from property line (PL)

Side __5__ from PL   Rear __10__ from PL

Maximum Height of Structure(s) __35__

Voting District __C__   Driveway Location Approval __LM__
(Engineer's Initials)

Maximum coverage of lot by structures __70%__

Permanent Foundation Required: YES __X__ NO _____

Parking Requirement __2__

Special Conditions Engineered foundation shall be required for each lot in this subdivision

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 _____   Date __9-13-06__

Department Approval __Judith A. Via__   Date __9/13/06__   __9/14/006.__

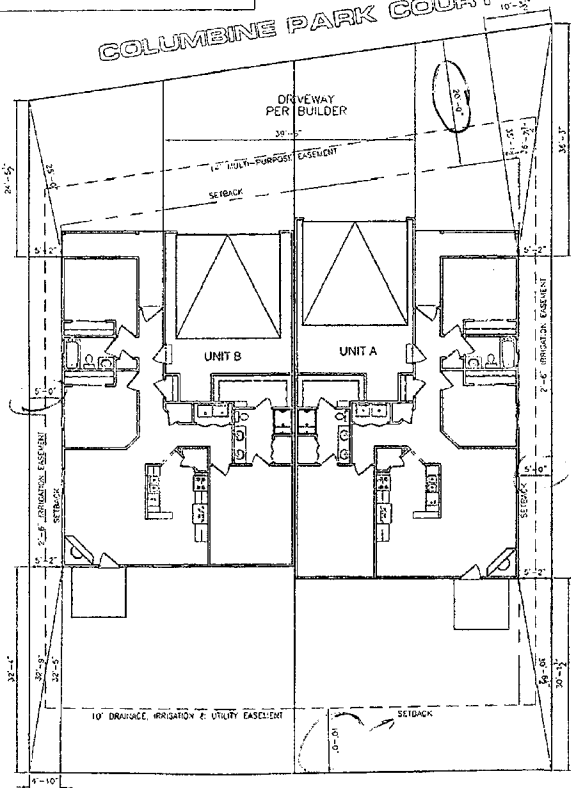| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No| 9475 |
|---|---|---|---|---|
| Utility Accounting | | | Date | 9/14/06 |

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)*

Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO
(970) 241-6782

drive o4
9/13/06

2819 Columbine Park Ct

NOTICE:
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 OTHERWISE NOTED.
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

COLUMBINE PARK COURT

DRIVEWAY PER BUILDER

12" MULTI-PURPOSE EASEMENT

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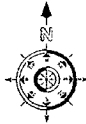
NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

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

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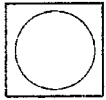BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

UNIT B   UNIT A

N

SITE PLAN INFORMATION
SUBDIVISION NAME	COLUMBINE PARK SUBDIVISION
FILING NUMBER	N/A
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	? COLUMBINE PARK COURT
COUNTY	MESA
GARAGE SQ. FT.	478 SF
LIVING SQ. FT.	1350 SF
LOT SIZE	4543 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SITE PLAN INFORMATION
SUBDIVISION NAME	COLUMBINE PARK SUBDIVISION
FILING NUMBER	N/A
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	? COLUMBINE PARK COURT
COUNTY	MESA
GARAGE SQ. FT.	475 SF
LIVING SQ. FT.	1364 SF
LOT SIZE	4567 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

10' DRAINAGE, IRRIGATION & UTILITY EASEMENT   SETBACK

ACCE... Julish A Per 9/14/06
...MUST BE
...NING
...ERLY
...TIFY EASEMENTS
AND PROPERTY LINES

TONY PERRY
BRADY GROUP DUPLEX
LOTS 3 & 4

DRAWN BY
AUTODRAFT
TJD ZMANC
DATE
7/6/06
SCALE
1/8" = 1'-0"
SHEET
SITE