

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 2820 Columbine Parkct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-47-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1768
 Subdivision Columbine Park Sq. Ft. of Lot / Parcel 4501
 Filing 1 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2348
 Height of Proposed Structure 18

OWNER INFORMATION:

Name Ridemore Enterprises
 Address 703 23rd 1/2 Road
 City / State / Zip Grand Jct., CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Ridemore Enterprises
 Address 703 23rd 1/2 Road
 City / State / Zip Grand Jct., CO 81505
 Telephone 242-7444

***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>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 <u>Engineered foundation required</u>		
Voting District <u>C</u>	Driveway Location Approval <u>RAD</u> <small>(Engineer's Initials)</small>		

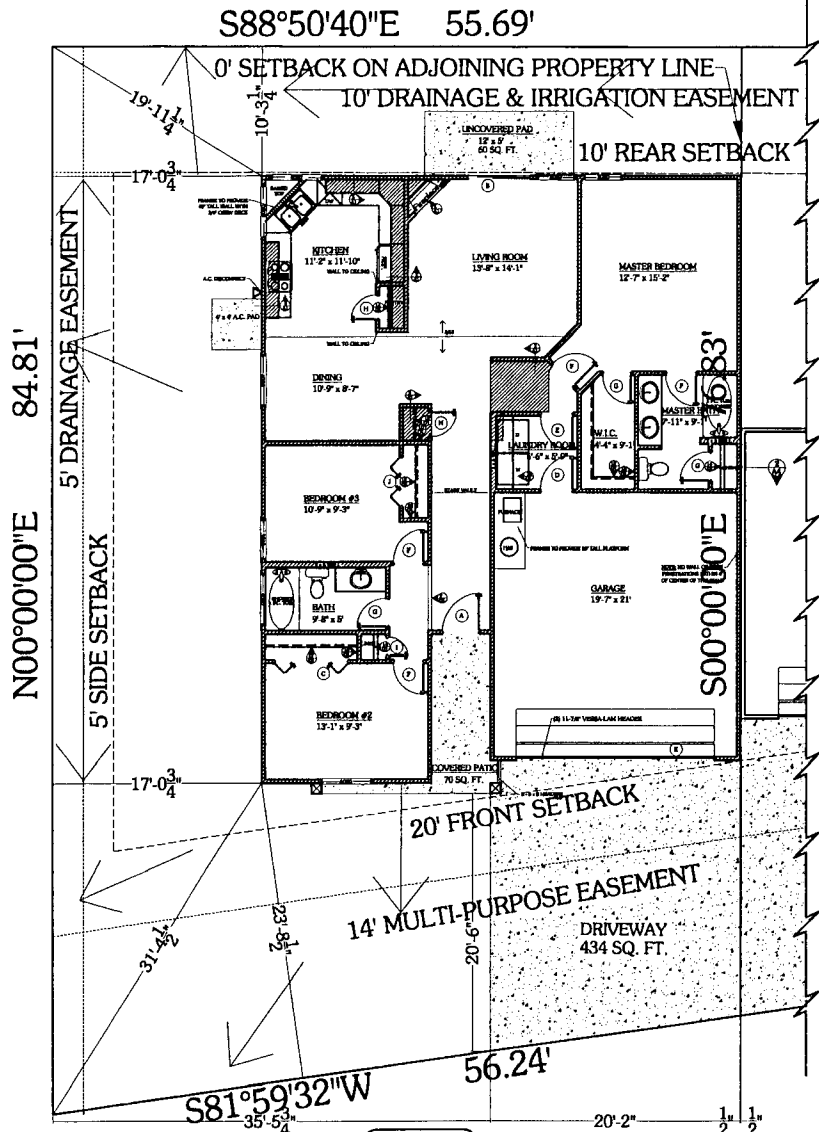
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/14/06
 Department Approval NA [Signature] Date 8/18/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19559</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/13/06</u>		

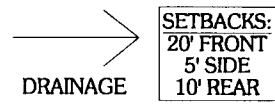
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Handwritten:
 Done
 PFT
 8-16-06

LOT 5 / BLOCK 1
4501 SQ. FT.

#1342 SQ. FT. LIVING
 #426 SQ. FT. GARAGE



10-13-06
 ACCEPTED *M.A. Jucker A. P.*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Ridmore Enterprises, Inc.
 703 235 Road
 Grand Junction, CO 81505
 Phone: 970-242-7444
 Fax: 970-242-7454
 Ridmore@rcs.com

2820 Columbine Park Court
 Columbine Park Subdivision Lot-5/Block-1
 #1342

REVISIONS:

DRAWING BY:
MELINA ROSE

PLAN DATE:
7-5-06

1
 P1 PLOT PLAN
 1" = 10'

2820
 COLUMBINE PARK COURT

P1