

1526

FEE \$ 10. ⁰⁰ / ₁
TCP \$ 1539. ⁰⁰ / ₁
SIF \$ 460. ⁰⁰ / ₁

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2821 Columbine Park Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-48-202 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1320
 Subdivision Columbine Park Sub Sq. Ft. of Lot / Parcel 4856
 Filing _____ Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Frontline Properties LLC
 Address 420 MONTESS 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 MONTESS 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.

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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 8/29/06 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>19439</u>
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Utility Accounting <u>[Signature]</u>	Date <u>8/29/06</u>
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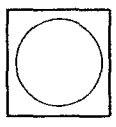
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Quantity 3/26/02

2821
Unit A & B
OK
8-29-02

REVISIONS
1
2
3
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GRAND JUNCTION, CO (970) 241-8782
DRAFT

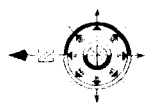


PROPERTY PROGRAM
COLUMBIA PLAZA
SITING PLAN

SITE

ACCEPTED BY *[Signature]* 8/29/02
ANY CHANGES MUST BE APPROVED BY THE PLANNING DEPARTMENT AND PROPERTY EASEMENTS AND PROPERTY LINES

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLUMBIA PLAZA SUBDIVISION
PLAT NUMBER	N/A
LOT NUMBER	2
BLOCK NUMBER	2
STREET ADDRESS	1500 W. 10TH ST
COUNTY	WELLS
OWNER	
OWNER'S PHONE	
OWNER'S FAX	
OWNER'S E-MAIL	
OWNER'S ADDRESS	
OWNER'S CITY	
OWNER'S STATE	
OWNER'S ZIP	
OWNER'S TITLE	
OWNER'S SIGNATURE	
OWNER'S DATE	

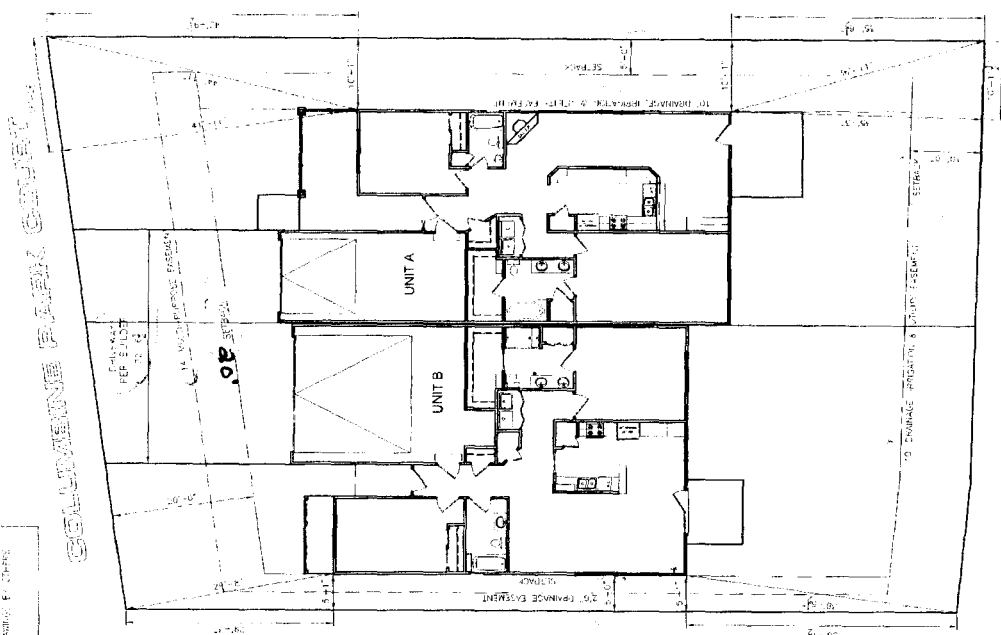


NOTE: GRADE MUST BE 18" ABOVE FINISH GRADE OF FRONT HOUSE 8" OF FINISH GRADE MUST BE 18" ABOVE FINISH GRADE OF LOCAL BUILDING CODE.

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

NOTE: ALL UTILITIES TO BE VERIFIED BY ALL USE BACK AND EASEMENT RECORDS PRIOR TO CONSTRUCTION.

2821
Unit A & B



SCALE: 1" = 20'-0"

NOTE: THE PROVISIONS OF THE SUBDIVISION MAP ARE SUPERSEDED BY THESE NOTES. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE SPECIFIED.

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OWNER'S TITLE	
OWNER'S SIGNATURE	
OWNER'S DATE	