

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 2812 1/2 Columbine Park Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-073-48-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1782
 Subdivision Columbine Park Sq. Ft. of Lot / Parcel 4747
 Filing 1 Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2931
 Height of Proposed Structure 21

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 <u>X</u> NO _____		
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</u>		
Voting District <u>C</u>	Driveway Location Approval <u>required</u>		
	(Engineer's Initials) <u>WA</u>		

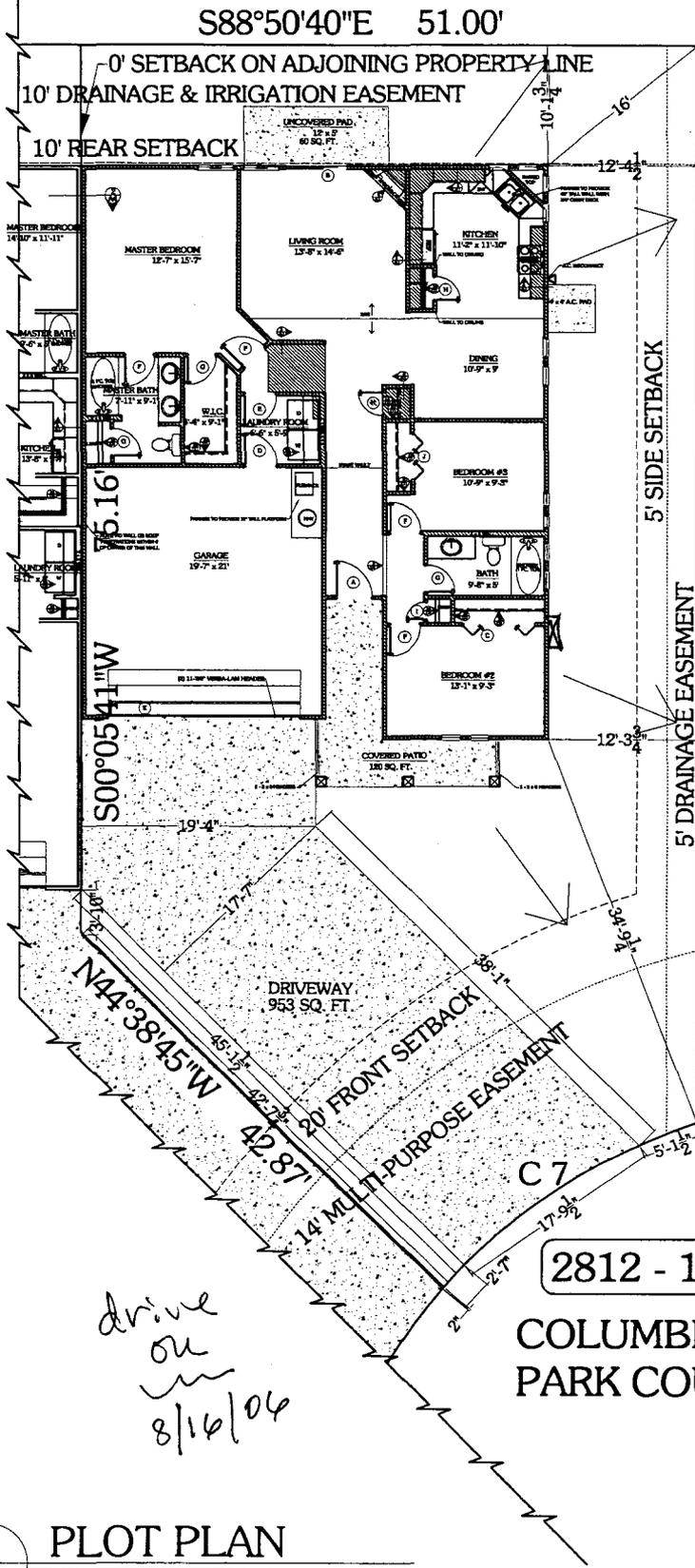
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/10/06
 Department Approval NA Judith A. King Date 8/18/06 9/15/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>19478</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/15/06</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)



S88°50'40"E 51.00'

0' SETBACK ON ADJOINING PROPERTY LINE

10' DRAINAGE & IRRIGATION EASEMENT

10' REAR SETBACK

UNCOVERED PAD 12' x 8' 60 SQ. FT.

10'-3 1/4"

16'

12'-4 1/4"

5' SIDE SETBACK

91.20'

N00°05'41"E

5' DRAINAGE EASEMENT

12'-3 3/4"

19'-4"

S00°05'41"W

17'-7"

45'-3 1/2"

42'-2 1/2"

42'-8 7/8"

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

DRIVEWAY 953 SQ. FT.

38'-1 1/2"

17'-9 1/2"

5'-1 1/2"

2'-1 1/2"

2'-1 1/2"

C 7



LOT 11 / BLOCK 2
4747 SQ. FT.

#1356 SQ. FT. LIVING
#426 SQ. FT. GARAGE

SETBACKS:
20' FRONT
5' SIDE
10' REAR
0' ON ADJOINING PROPERTY LINE



2812 - 1/2

COLUMBINE
PARK COURT

drive on
8/16/04

ACCEPTED *NA Tucson A Plan* 9/15/04
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE HOMEOWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1
P1
PLOT PLAN
1" = 10'

P1	PLAN DATE:	7-5-06
	DRAWING BY:	MELINA ROSE
REVISIONS:		

2812 - 1/2 Columbine Park Ct.
Columbine Park Subdivision Lot-11/Block-2
#1356



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