

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 2815 1/2 Columbine Park Ct No. of Existing Bldgs 4 No. Proposed ~~1345~~ 520  
 Parcel No. 2943-073-48-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1345 + 520  
 Subdivision Columbine Park Sq. Ft. of Lot / Parcel 4526  
 Filing \_\_\_\_\_ Block Two 8 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 21 ft

**OWNER INFORMATION:**

Name Frontline Properties LLC  
 Address 420 Montero St  
 City / State / Zip GS / 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 Montero St  
 City / State / Zip GS / CO / 81503  
 Telephone 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  NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District C Driveway \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (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 1-27-06

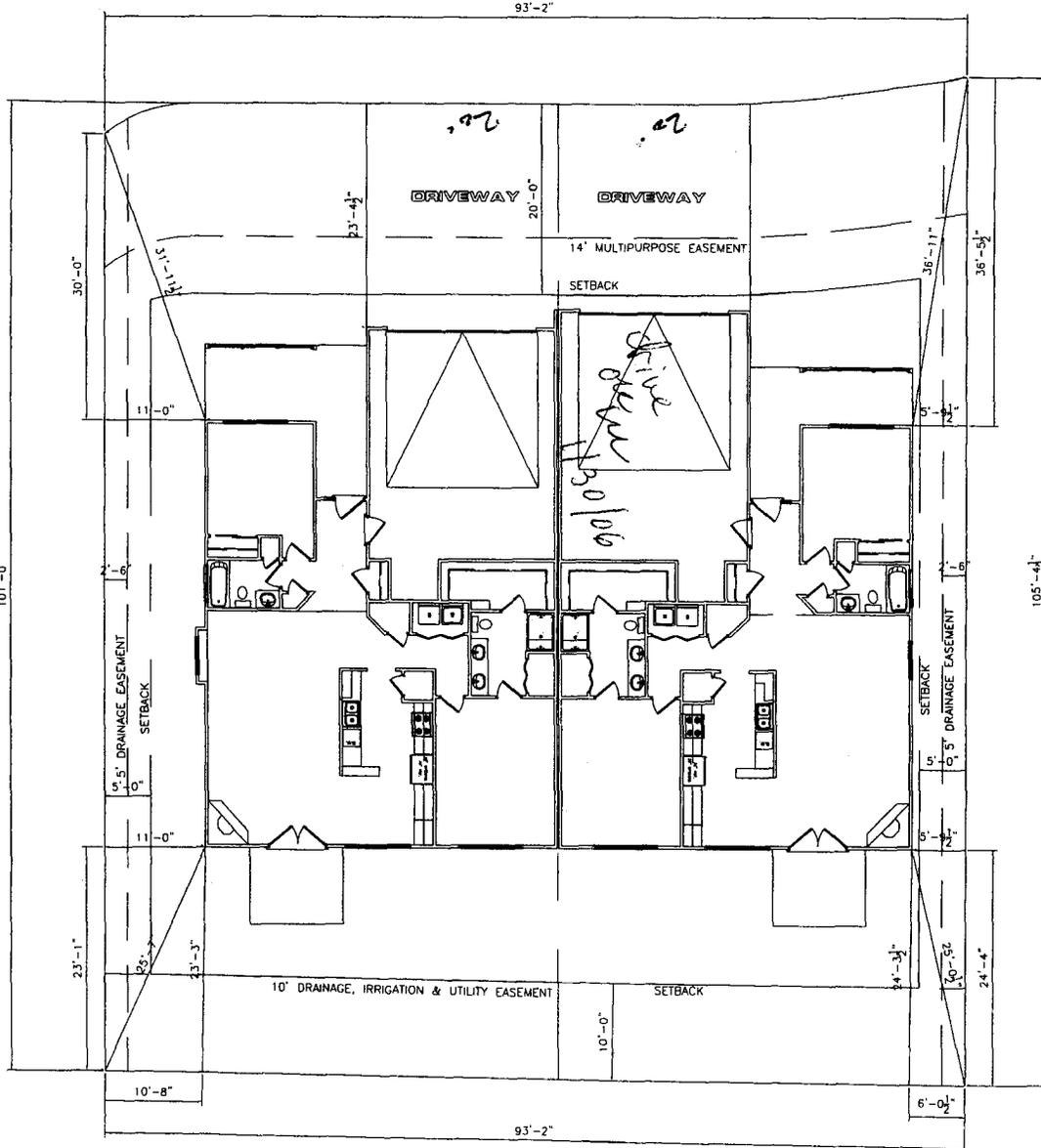
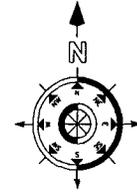
Department Approval [Signature] Date 1-30-06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 19791'

Utility Accounting [Signature] Date 1/30/06

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)

# COLUMBINE PARK COURT



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*JM White*  
 1-30-04

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

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLUMBINE PARK
FILING NUMBER	?
LOT NUMBER	6
BLOCK NUMBER	2
STREET ADDRESS	2815 COLUMBINE PARK CT
COUNTY	MESA
GARAGE SQ. FT.	521 SF
COVERED ENTRY SQ. FT.	194 SF
LIVING SQ. FT.	1346 SF
LOT SIZE	4980 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLUMBINE PARK
FILING NUMBER	?
LOT NUMBER	5
BLOCK NUMBER	2
STREET ADDRESS	2815 1/2 COLUMBINE PARK CT
COUNTY	MESA
GARAGE SQ. FT.	562 SF
COVERED ENTRY SQ. FT.	148 SF
LIVING SQ. FT.	1340 SF
LOT SIZE	4526 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"