

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 2818 1/2 Columbine Blvd
Parcel No. 2943-073-47-004
Subdivision Columbine Park Ct
Filing _____ Block 006 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1339
Sq. Ft. of Lot / Parcel 4504
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Frontline Properties LLC
Address 420 MONROE 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 MONROE 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.

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 yes
Maximum Height of Structure(s) 35 Special Conditions Engineered foundations 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 8/28/06 8/29/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19430

Utility Accounting [Signature] Date 8/29/06

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)

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 OTHER WISE 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.

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

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

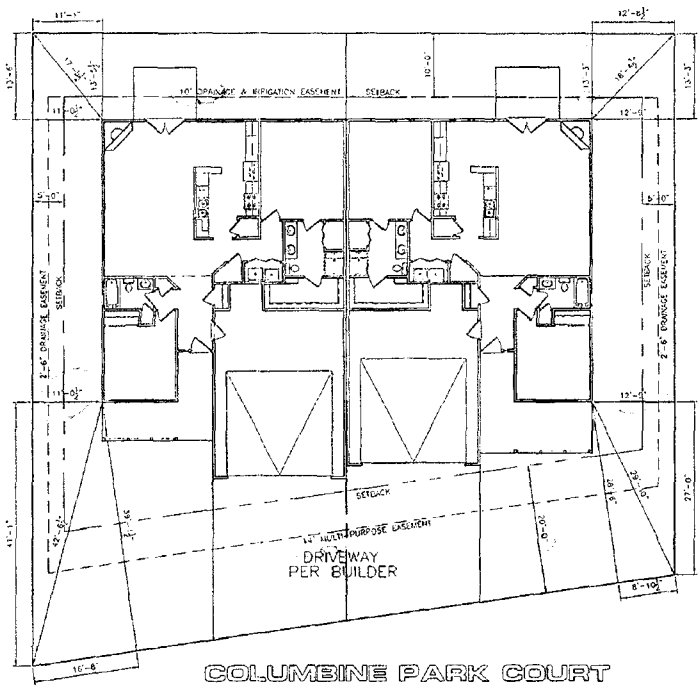
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 2/2/06
 2/2/06

NO.	REVISIONS

AUTODRAFT
 CONSTRUCTION AND DESIGN
 GRAND JUNCTION, CO (970) 241-8782

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLUMBINE PARK SUBDIVISION
FILING NUMBER	N/A
LOT NUMBER	3
BLOCK NUMBER	1
STREET ADDRESS	9 COLUMBINE PARK COURT
COUNTY	MESA
GARAGE SQ. FT.	562 SF
LIVING SQ. FT.	1349 SF
LOT SIZE	4790 SF
FRONT 20'	
SIDES 5'	
REAR 10'	

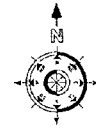
SITE PLAN INFORMATION	
SUBDIVISION NAME	COLUMBINE PARK SUBDIVISION
TRAC NUMBER	N/A
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	9 COLUMBINE PARK COURT
COUNTY	MESA
GARAGE SQ. FT.	571 SF
LIVING SQ. FT.	1320 SF
LOT SIZE	4505 SF
FRONT 20'	
SIDES 5'	
REAR 10'	



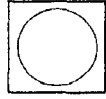
COLUMBINE PARK COURT

SCALE: 1"=20'-0"

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ACCEPTED BY TONY PERRY
 ANY OTHER CHANGES MUST BE APPROVED BY PLANNING DEPARTMENT. OWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Handwritten signature: Tony Perry
 8/29/06



TONY PERRY
 LOTS 3&4

DATE	7/18/06
SCALE	1/8" = 1'-0"
SITE	