

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3008 Autumn Glenn No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-163-91-015 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1591
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5148.2
 Filing _____ Block 5 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Autumn Glenn LLC
 Address 2785 D rd.
 City / State / Zip Grand Jctn. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Darren Davidson
 Address 2785 D rd.
 City / State / Zip Grand Jct. CO. 81501
 Telephone 243-3355

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation required
 Voting District E Driveway _____ Basements not permitted - 1/2 basements
 Location Approval _____ (Engineer's Initials) only by geotechnical Engineer's rec.

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).

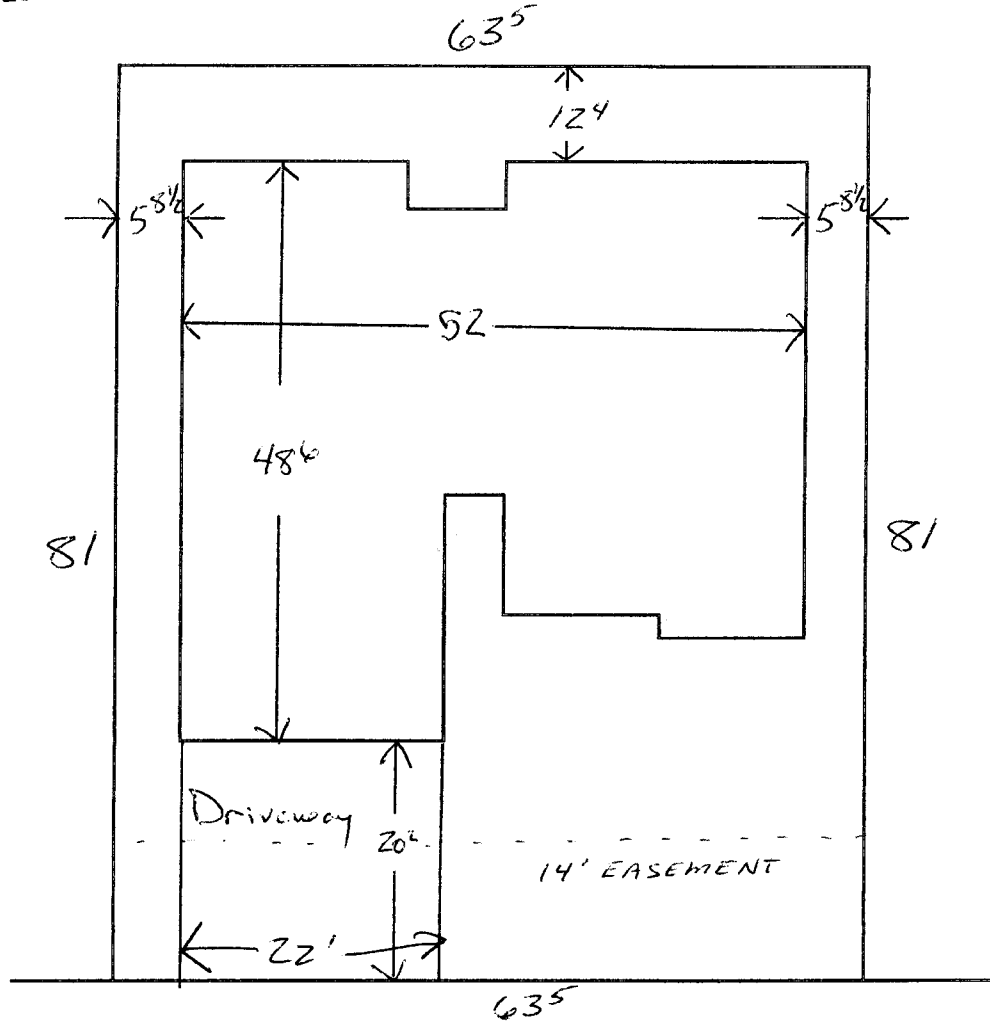
Applicant Signature [Signature] Date 2-23-05
 Department Approval NAC Gay Hall Date 5/2/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18071</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/2/05</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)

ACCEPTED *C. 5/2/05*
C. J. Hall
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Revised Site Plan
 3008 Autumn Glenn
 Lot 15 Bk 5



Autumn Glenn

Site Plan Information

Subdivision Name - Autumn Glenn
 Filing Number - 1
 Lot Number - 15
 Block Number - 5
 Street Address - 3008 Autumn Glenn
 County - Mesa
 Garage Sq. Ft. - 541
 Covered Entry Sq. Ft. - 50
 Covered Patio Sq. Ft. - 48
 Living Sq. Ft. - 1591
 Lot Size Sq. Ft. - 5148
 Setbacks - Front - 20'
 Sides - 5'
 Rear - 10'

Drive on w/ 5/2/05