

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 3011 Autumn Glen
 Parcel No. 2943-163-90-010
 Subdivision Autumn Glen
 Filing _____ Block 4 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1536
 Sq. Ft. of Lot / Parcel 5052
 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 Jct.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Vaytilla
 Address 2785 D Rd
 City / State / Zip SD Co 81501
 Telephone 734-2000

***TYPE OF HOME PROPOSED:**

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

NOTES: New Home

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 foundations</u>		
Voting District <u>E</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>required - basements not permitted - 1/2 basements only by geotech engineers recomd.</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 11-29-05
 Department Approval [Signature] Date 12-16-05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18640</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/16/05</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)

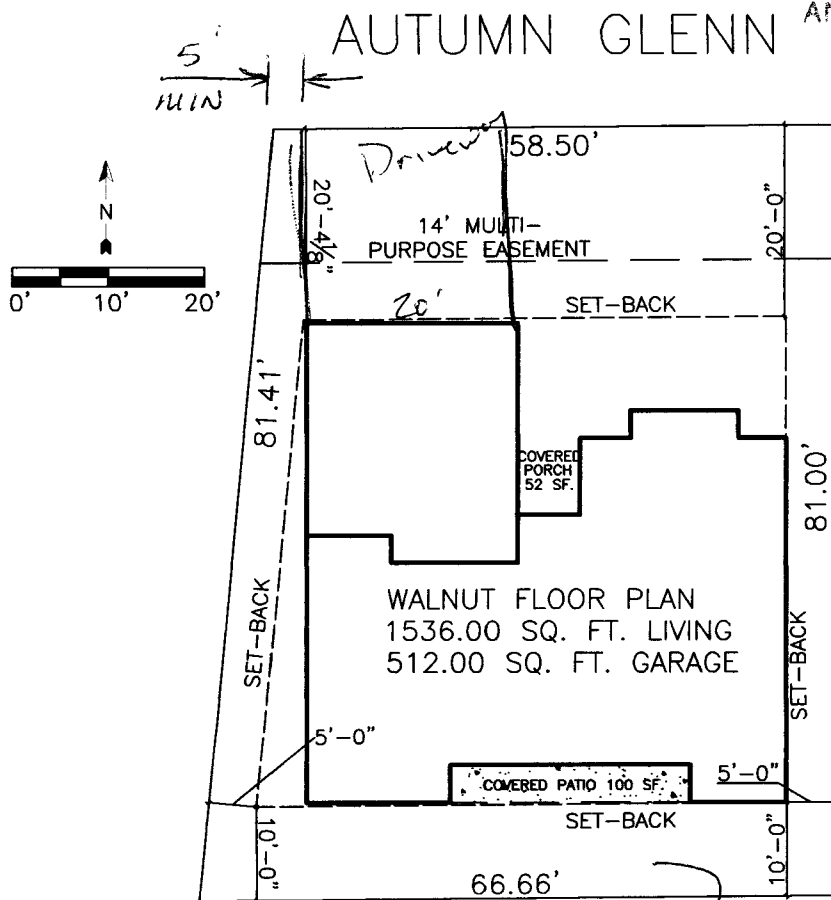
SITE PLAN

Precision Construction
 Autumn Glenn Subdivision
 3011 Autumn Glenn
 Grand Junction, Colorado
 Mesa County

Tax Schedule #2943-163-90-010

Lot 10 Block 4

SH
 ACCEPTED *Kathy Valdez*
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT BEFORE ANY
 CONSTRUCTION BEGINS.
 LOOK FOR THE PLANNING DEPARTMENT
 AND PROPERTY TAXES.



Drainage
10' Easement
Easement.

RMF - 8		
Minimum Setbacks (Principal/Accessory Building)		
Front	Side	Rear
20/25	5/3	10/5

Drive OK
Rich Harris
12-7-05