

FEE \$ <u>10.00</u>
TCP \$ <u>1500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____

Building Address 3012 Autumn Glenn No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-163-91-013 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1357
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5144
 Filing _____ Block 5 Lot 13 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 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): _____

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 about 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 foundations req. Basements not permitted. 1/2 basements only by geotech Engineers req.</u>
Voting District <u>E</u> 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).

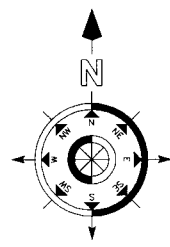
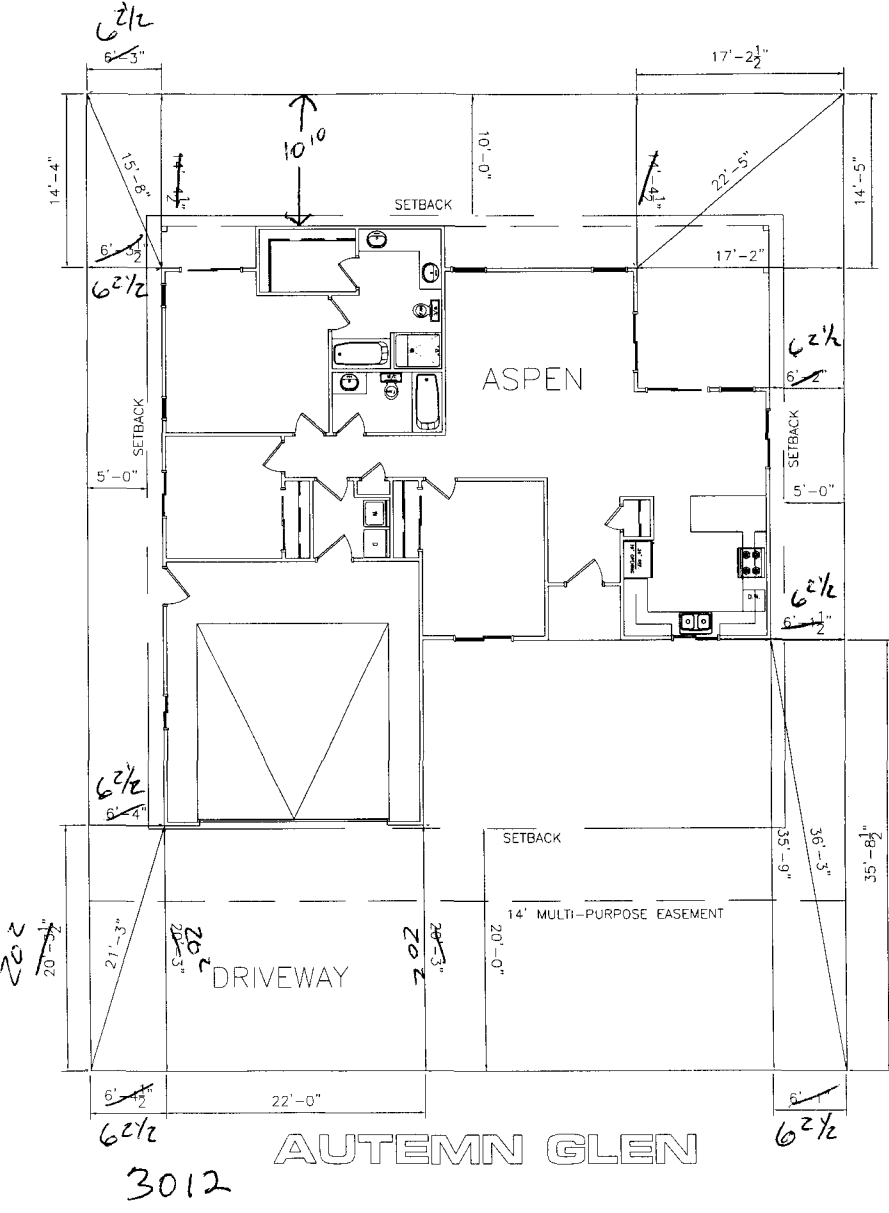
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2-23-05
 Department Approval NA Gaylen Henderson Date 3-31-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18012</u>
Utility Accounting <u>[Signature]</u> Date <u>3/31/05</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)

2/24/05
drive on



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

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	AUTUMN GLENN
FILING NUMBER	1
LOT NUMBER	13
BLOCK NUMBER	5
STREET ADDRESS	3012 AUTUMN GLEN
COUNTY	MESA
GARAGE SQ. FT.	483 SF
COVERED ENTRY SQ. FT.	27 SF
COVERED PATIO SQ. FT.	110 SF
LIVING SQ. FT.	1358 SF
LOT SIZE	5,148 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SCALE: 1/16" = 1'-0"

3-31-05
ACCEPTED
3/31/05
MUST BE
CORRECTLY
LOCATED
AND PROPERTY LINES.

3-31-05
Angela Anderson