

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 3013 Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-90-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1340
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5076
 Filing _____ Block 4 Lot 8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2434
 Height of Proposed Structure 16

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 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 <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 foundation req.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>see attached</u> (Engineer's Initials)	<u>Basements not permitted. 1/2 basements only by geotech Engineers rec.</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).

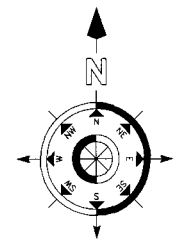
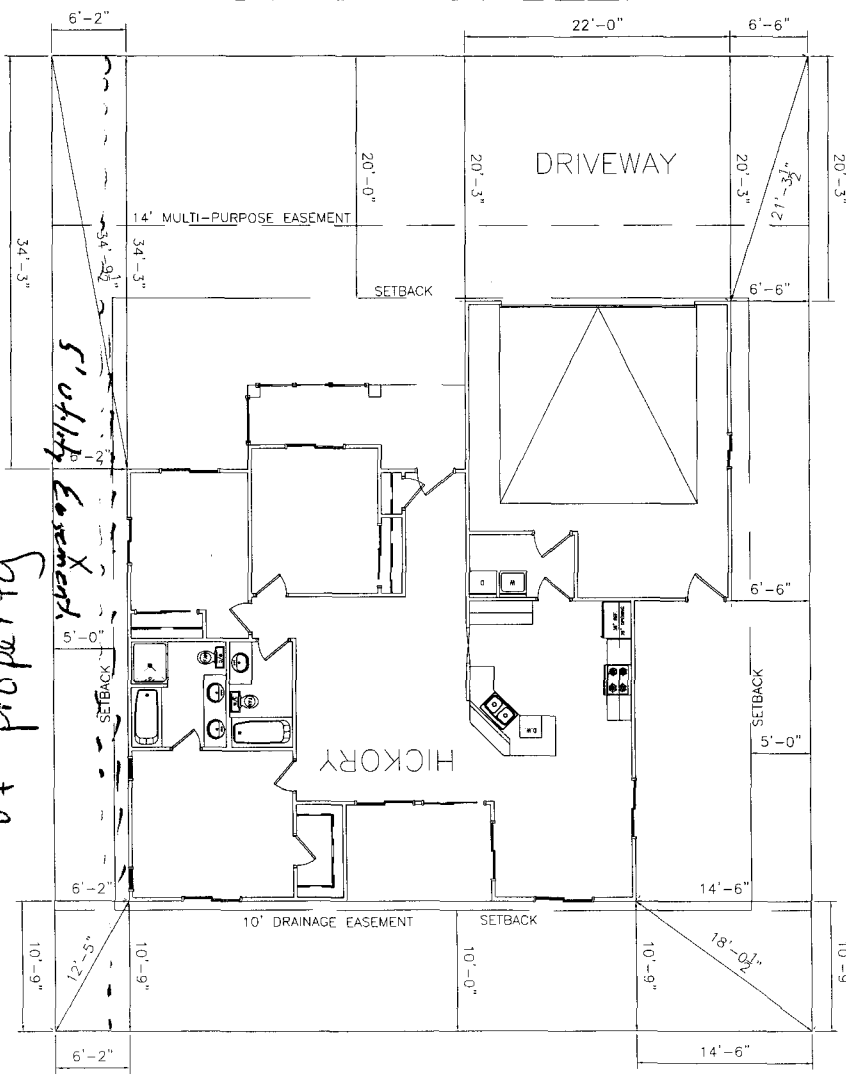
Applicant Signature [Signature] Date 2-23-05
 Department Approval [Signature] Date 2-24-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17944</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/24/05</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)

✓ Need to show 5' utility Easement on West side of property

AUTUMN GLEN



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	8
BLOCK NUMBER	4
STREET ADDRESS	? AUTUMN GLEN
COUNTY	MESA
GARAGE SQ. FT.	493 SF
COVERED ENTRY SQ. FT.	104 SF
COVERED PATIO SQ. FT.	96 SF
LIVING SQ. FT.	1341 SF
LOT SIZE	5076 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

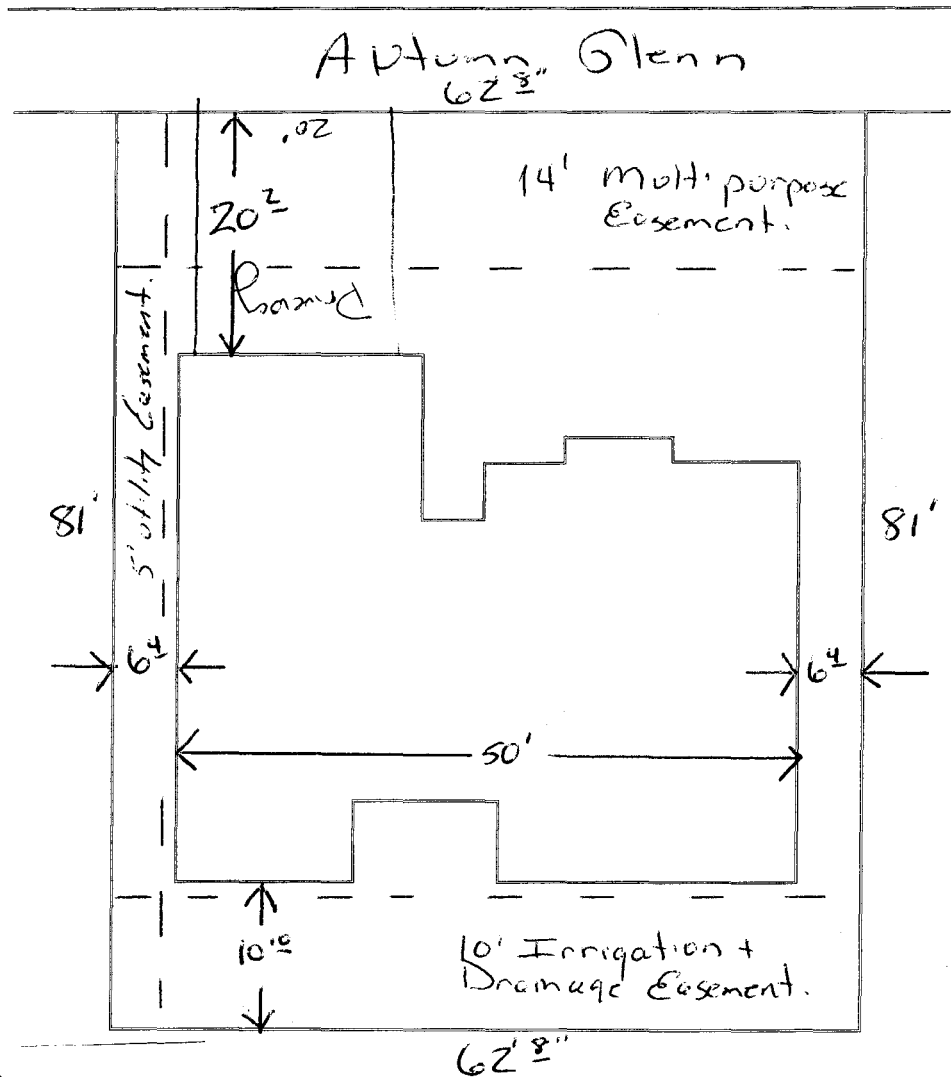
SCALE: 1/16" = 1'-0"

drive
in
w
2/24/05

5076
2034
400
2642

ACCEPTED SLC 2/24/05
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
 3013 Autumn Glenn
 Lot 8 Blk 4
 Autumn Glenn Subdivision.



Site Plan Information

Subdivision Name - Autumn Glenn
 Filing Number - 1
 Lot Number - 8
 Block Number - 4
 Street Address - 3013 Autumn Glenn
 County - Mesa
 Garage Sq. Ft. - 493
 Covered Entry Sq. Ft. - 104
 Covered Patio Sq. Ft. - 96
 Living Sq. Ft. - 1341
 Lot Size Sq. Ft. - 5076
 Setbacks - Front - 20'
 Sides - 5'
 Rear - 10'

3-3-05
 ACCEPTED *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY PLANNING
 DEPARTMENT WILL BE RESPONSIBLE FOR
 LOCATING AND IDENTIFYING EASEMENTS
 AND PROPERTY LINES.