

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 3014 Autumn Glen No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-91-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1340
 Subdivision Autumn Glen Sq. Ft. of Lot / Parcel 5142
 Filing 1 Block 5 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darren Davidson
 Address 2785 D Rd
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Voytilla
 Address 2785 D. Rd
 City / State / Zip GJ CO 81501
 Telephone 243-3335 / 234-2000

***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 <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 reqd.</u>		
Voting District <u>C</u> Driveway Location Approval <u>W</u> (Engineer's Initials)	<u>basements not permitted 1/2 basements only by geotech, engineers recommendation</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 7-18-05
 Department Approval NA Date _____

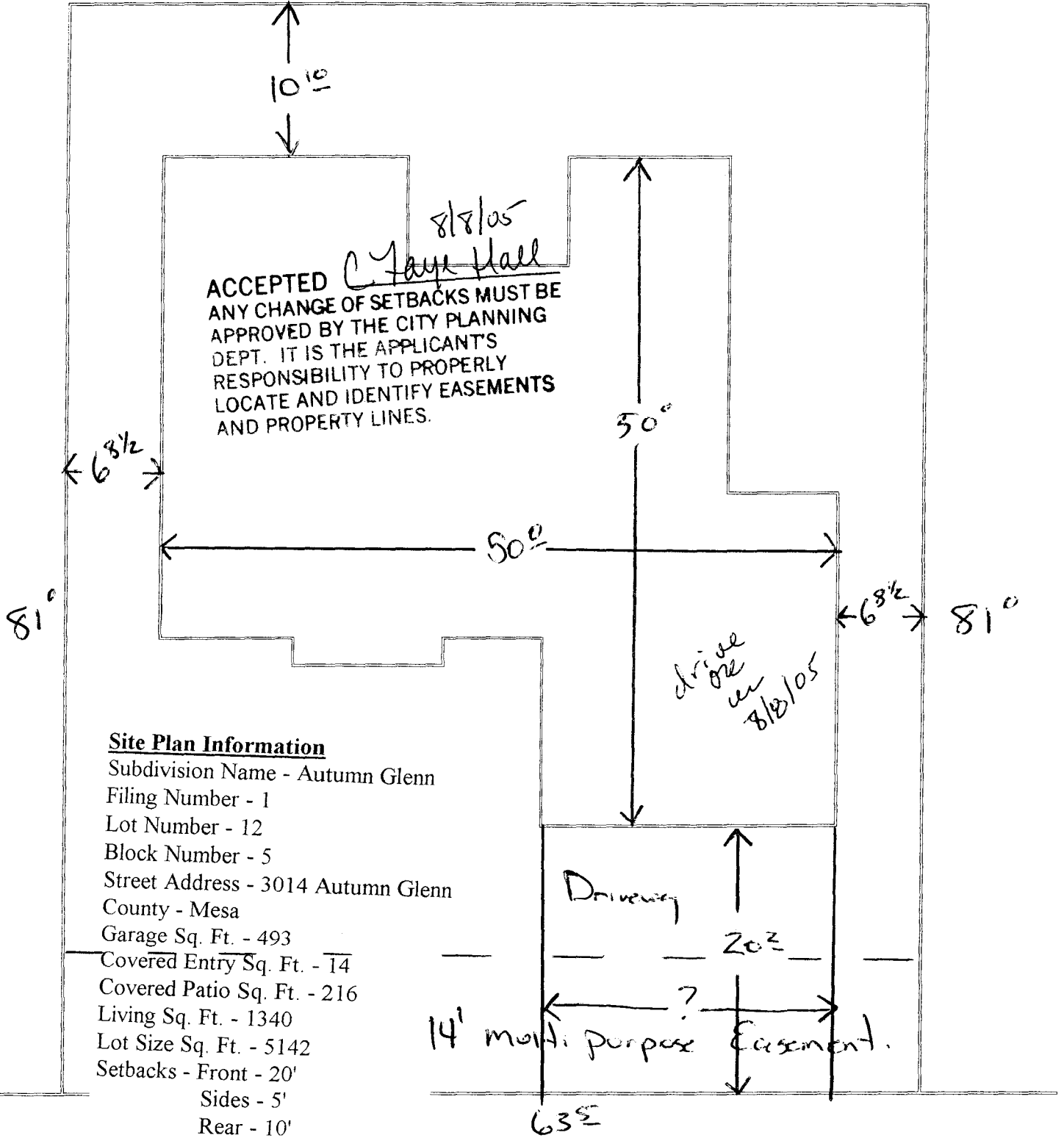
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>183/5</u>
Utility Accounting <u>A</u> Date <u>8/8/05</u>

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)

Hickory

63^{SE}

Site Plan



Site Plan Information

Subdivision Name - Autumn Glenn
 Filing Number - 1
 Lot Number - 12
 Block Number - 5
 Street Address - 3014 Autumn Glenn
 County - Mesa
 Garage Sq. Ft. - 493
 Covered Entry Sq. Ft. - 14
 Covered Patio Sq. Ft. - 216
 Living Sq. Ft. - 1340
 Lot Size Sq. Ft. - 5142
 Setbacks - Front - 20'
 Sides - 5'
 Rear - 10'

Autumn Glenn