

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 3015 Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-90-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1536
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5076
 Filing _____ Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2449
 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): _____

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 foundations 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 recm.</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).

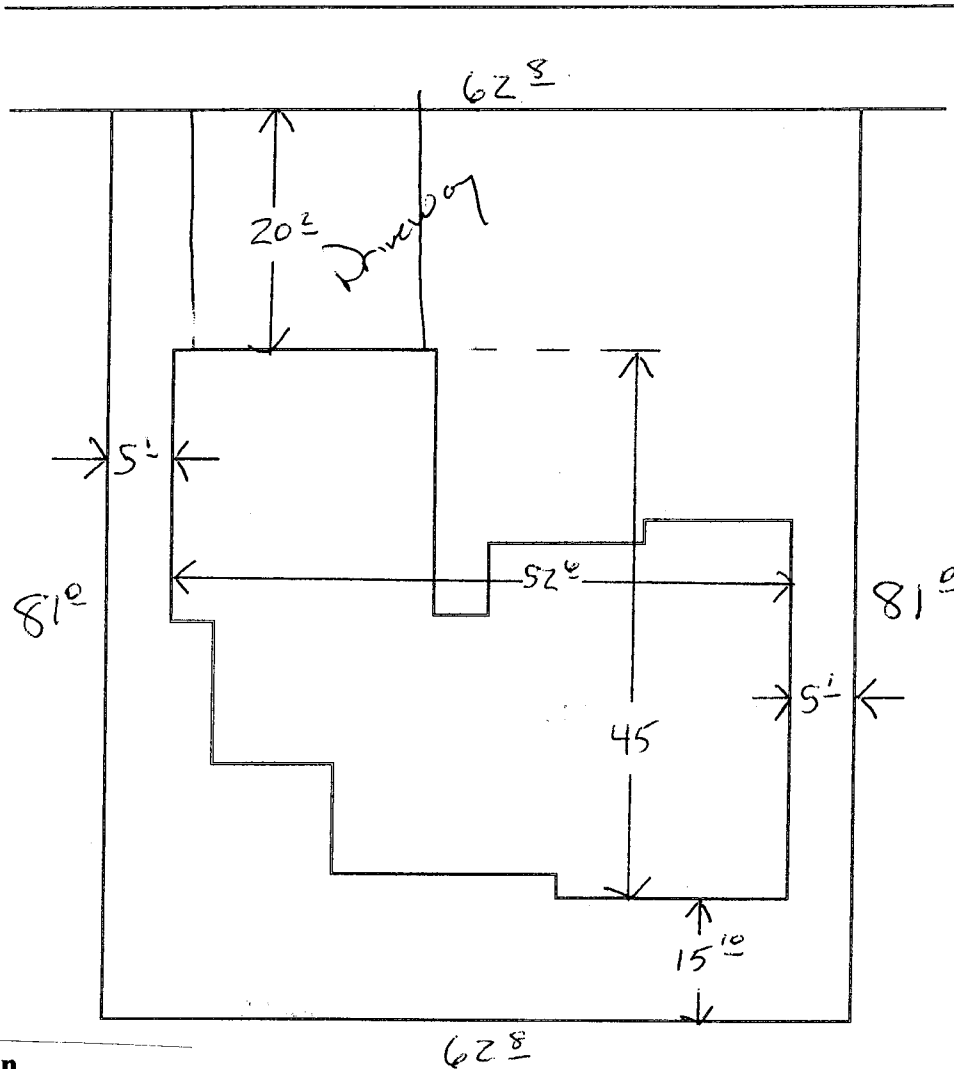
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-23-05
 Department Approval NA Santa J Costello Date 2-24-05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>17942</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)

3015 Autumn Glenn
 Lot 6 BIR 4
 Revised Site plan.



Site Plan Information

Subdivision Name - Autumn Glenn
 Filing Number - 1
 Lot Number - 6
 Block Number - 4
 Street Address - 3015 Autumn Glenn
 County - Mesa
 Garage Sq. Ft. - 445
 Covered Entry Sq. Ft. - 36
 Covered Patio Sq. Ft. - 80
 Living Sq. Ft. - 1218
 Lot Size Sq. Ft. - 5086
 Setbacks - Front - 20'
 Sides - 5'
 Rear - 10'

ACCEPTED *B. Paulson 3/15/05*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.